

# **SHP**

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## **LAND FOR SALE WITH FULL P/P FOR STABLES & MANEGE DEVELOPMENT**



**4 ACRES WITH FULL PLANNING PERMISSION  
TO DEVELOP STABLES, TACK ROOM, STORES,  
MIDDEN & OUTDOOR MANEGE**

**At**

**BREHERTON ROAD  
CROSTON  
PRESTON  
PR26 9RJ**

**Guide Price £ 65,000**

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## **DESCRIPTION**

4 acres (1.62 Ha) including 3.50 acres (1.41 Ha) of level grazing/ haylage land plus embankment grazing.

The land has the benefit of full planning permission to erect 3 x loose boxes together with tack room and separate store room plus midden and an outdoor manege (30 mtrs x 15 mtrs) situated on the outskirts of popular Croston Village with direct access from Bretherton Road which is an adopted highway maintainable at public expense.

The extent of the land is shown edged in red on the attached sale plan.

## **Planning Permission**

Chorley Borough Council granted full Planning Permission dated 11<sup>th</sup> July 2008 for the "erection of stable block comprising three stables, tack and separate store rooms, midden and sand paddock" (Planning Application 08/00473/FUL).

The planning conditions include a Condition – "The stables hereby permitted shall be used for the stabling of horses and storage of associated equipment and feed only and....shall not be used for a trade, business or other storage purposes".

We attach copies of the approved plans and planning permission for information.

## **Tenure**

We are verbally advised that the land is held freehold with no restrictions or encumbrances upon title. Confirmation should be sought from potential purchasers legal adviser. Immediate vacant possession upon completion.

Land Registry Title No. LAN66901

## **Guide Price**

£ 65,000

## **Viewing**

Interested parties may inspect the land during daylight hours with a set of the sale particulars.

## **Directions**

From Croston Village head north on Station Road (B5247) to Bretherton, upon leaving Croston Village over the railway bridge into Bretherton Road, the land is situated immediately on the right denoted by our 'For Sale' board.



Ordnance Survey

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