



# Site with P.P. for 23,255 sq ft residence

Land To The West Of Langley Lane, Langley Lane, Goosnargh, Preston, PR3 2JP

Freehold





Proposed: 8 bedroom suites • 5 reception rooms • 4 staff bedrooms • Leisure suite with pool • 5 car garaging • About 10.67 acres

**Local information**

The subject site lies in a rural location fronting Langley Lane approximately 2 miles southwest of the village of Goosnargh.

Langley Lane leads south to the B5269 and via the A6 to Junction 1 of the M55/M6 interchange.

The village of Goosnargh offers local amenities to include Post Office, convenience store, pharmacy, 3 public houses, Church of England Church and junior school. The City of Preston is located approximately 8 miles to the south.

The subject site is located in an open countryside location with the predominant land use in the area being relatively mixed with agriculture forming the largest use.

There are also a number of large residential properties in the area and there are both veterinary practices and equestrian centres and course fishing lakes within close proximity.

**About this property**

The subject site is “L-shaped” comprises two parcels of relatively level agricultural land which slopes slightly to a small brook known as Dean Brook which cuts into the land at an east/west access.

Public footpath (FP16) crosses the site from east to west two thirds of the way up the site.

**SITE AREA**

The site area is 4.32 hectares (10.67 acres).

**PLANNING PERMISSION**

Planning permission was granted (Application: 06/2014/0891) for “the erection of a residential dwelling, creation of park and landscaping, erection of outbuilding, walled gardens and solar panels and access works”, which were approved on 11 June 2015.

Consent was granted via a clause within the NPPF framework in particular paragraph 55 which states “development within the countryside can be permitted if it is considered that the development is of acceptable quality or innovative nature. The property should be truly outstanding of innovative helping to raise standards of design more generally in rural areas”.

“Reflect the highest standards of architecture, significantly enhance its immediate settings and be sensitive to the defining characteristics to the local area”.

A Community Infrastructure Levy (CIL) is applicable with the developer liable to pay £140,432.50.

A copy of the planning permission and associated plans are available upon request.



Please Note: Confirmation was received in July 2018 from Preston City planning department that planning had been materially implemented.

#### THE PROPOSED DWELLING

2,160.5 sq m (23,255.4 sq ft).  
4 storey

#### Lower ground floor

- Swimming pool/leisure facility
- Kitchen leading to prayer room

#### Ground Floor

- 5 car garage
- 4 individual staff bedrooms
- 5 reception rooms
- 2 kitchens
- Shower room/cloakroom.

#### First Floor

- 6 en-suites bedrooms
- Further family bathroom

#### Second Floor

- Dual master bedrooms with en-suites and dressing facilities
- Master bedroom with large balcony

#### Roof Structure

- Roof garden area with view to substantial lake and landscaped garden

#### External

- Lake/landscaped garden
- Kitchen garden/fruit orchard
- Photo voltaic cells

The site is bounded by Langley Lane to the east, a residential house known as "Highfield" to the south, a track to the west and field boundaries to the north.

#### FLOOR AREAS

- Lower ground floor - 911 sq m (9,806 sq ft)
- Ground floor - 561 sq m (6,071 sq ft)
- Ground floor security - 41 sq m (441 sq ft)
- Ground floor garage - 119 sq m (1,281 sq ft)
- Ground floor staff quarters - 72 sq m (775 sq ft)
- First floor - 338 sq m (3,638 sq ft)
- Second floor - 154 sq m (1,658 sq ft)

Please Note: Images of this property are computer generated.

#### Tenure

Freehold

#### Local Authority

Preston City Council 01772 906912

#### Viewing

Strictly by appointment with Savills or their joint agents.





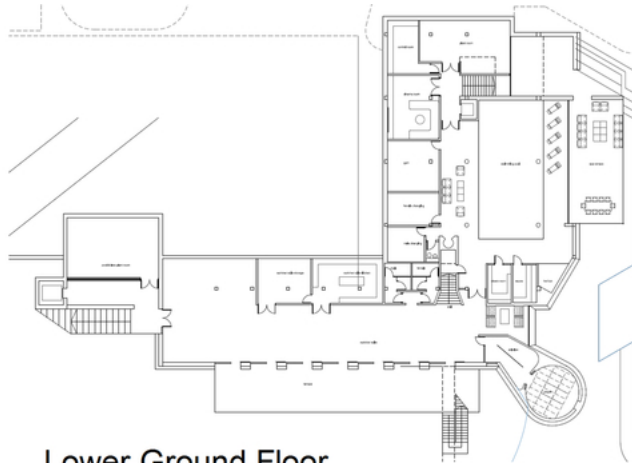
**Land To The West Of Langley Lane, Langley Lane,  
Goosnargh, Preston, PR3 2JP**  
**Gross internal area (approx)** 2,119 sq m (23,670 sq ft)  
**Total** 2,119 sq m (23,670 sq ft)



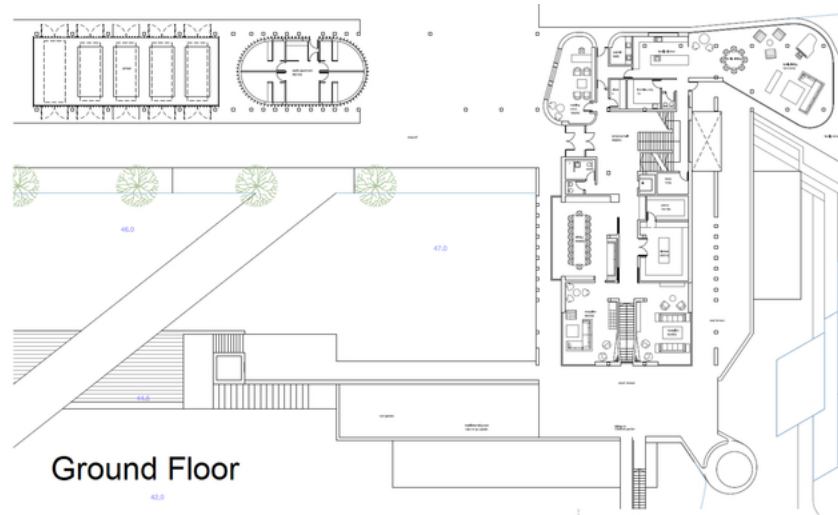
savills.co.uk

**Mark Holden**  
Savills Wilmslow  
**01625 417450**  
wilmslow@savills.com

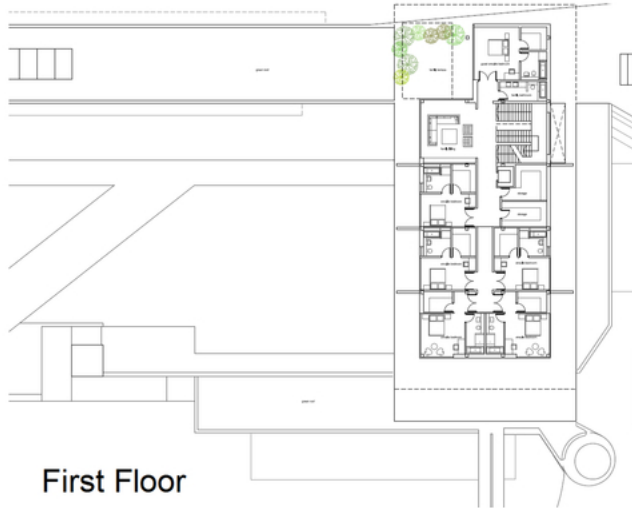
**Robert Diggle**  
Eddisons Liverpool,  
**0151 237 5931**  
Robert.Diggle@Eddisons.com



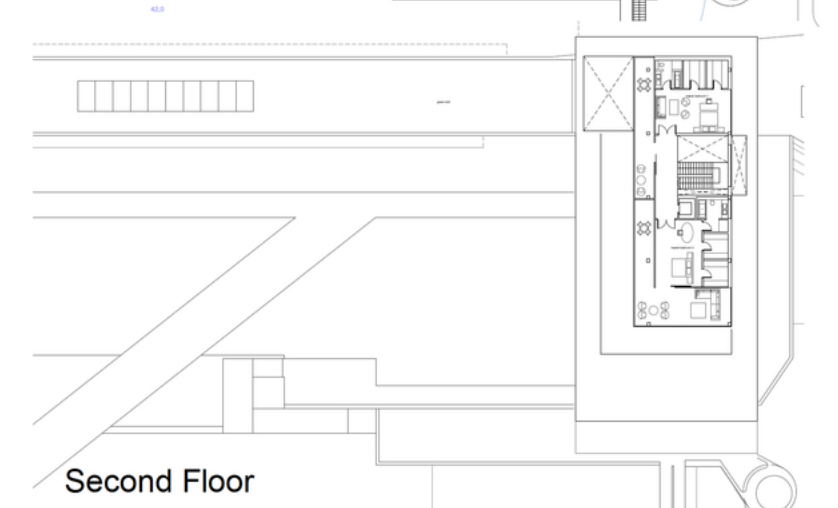
Lower Ground Floor



Ground Floor



First Floor



Second Floor

**Important notice:** Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02022171 Job ID: 147843 User initials: MH Brochure prepared December 2020

