

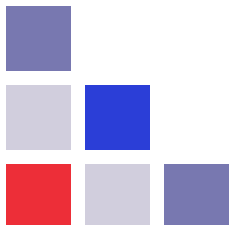
# Croft Street

Preston PR1 8ST

**DEVELOPMENT  
OPPORTUNITY**

**\*\*APARTMENT DEVELOPMENT OPPORTUNITY\*\*** - Hazelwells offer for sale this detached property which is considered an ideal development project following pre-app advice for a new detached building to accommodate up to 49, 1 bed self-contained flats. The property is currently a 15 bed HMO, we are advised that plans would be considered to demolish the current building and erect a new 3.5 storey property, subject to full planning permission. The plot is approximately 3900 sqft (362 sqm). Ideally located for access to the City Centre, train station and only an 8 minute walk to UCLAN.

£700,000

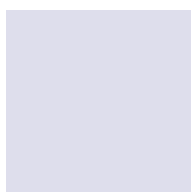
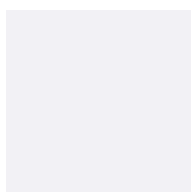
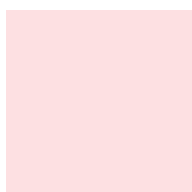
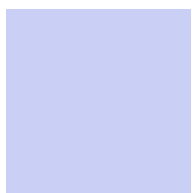
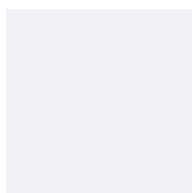
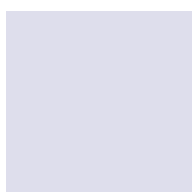


**Hazelwells**  
sales & lettings

The property is currently used as a 15 Bed HMO with approximate rents c. £95.00 per week per room.

Tenure: Freehold

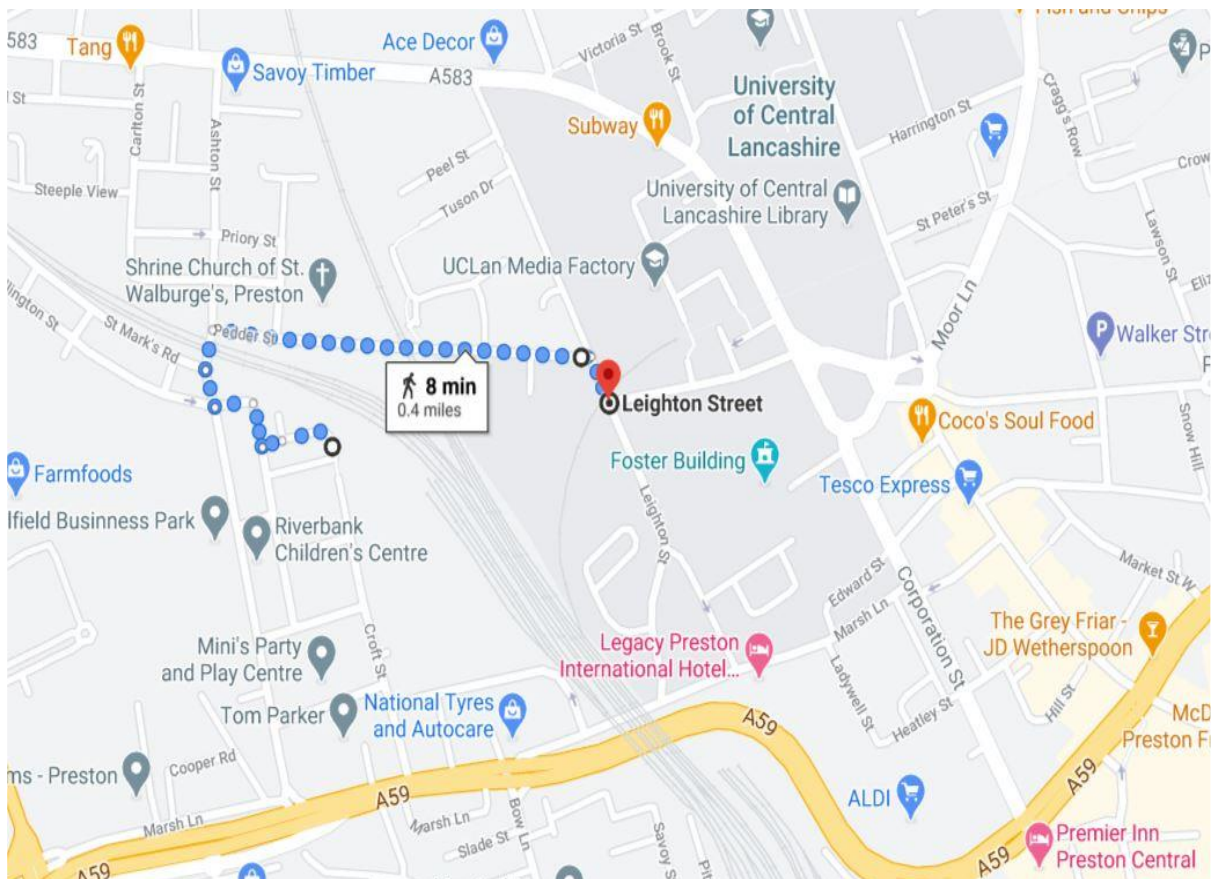
Viewings available by appointment.





If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.





Area 369 meters<sup>2</sup>, 3968 feet<sup>2</sup> 0.09 acres 0.000 miles<sup>2</sup> 0.000 km<sup>2</sup>  
 Perimeter 78.4 meters , 257.3 feet 0.049 miles 0.078 km

