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PALACE AUCTIONS

LONDON



LOT TBC

Land on the South Side of Shelley Road

ASHTON-ON-RIBBLE • PRESTON • PR2 2DB

A freehold infill plot with potential for a detached house or a pair of semi-detached homes, subject to planning

GUIDE PRICE *

£40,000

*Plus buyer's premium and fees. See Important Notices.

AUCTION

Wednesday
28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE PLOT

An infill opportunity in Ashton-on-Ribble

A freehold infill plot in an established residential street, close to Preston city centre and UCLan.



658

SQ M GROSS
(APPROX.)

Freehold

TENURE

1-2

HOMES (STP)

£40,000

GUIDE PRICE

PR2

PRESTON

Description

The land is registered as "land on the south side of Shelley Road, Ashton On Ribble, Preston" and lies next to 35 Shelley Road. It measures approximately 658 sq m (7,083 sq ft) gross, subject to a measured survey. Its size and shape could suit a single detached house or a pair of semi-detached homes, subject to planning permission.

The site is currently overgrown and includes an area of standing water, as shown in the photographs. It sits between the end of the Shelley Road terrace and the Lancaster Canal corridor.

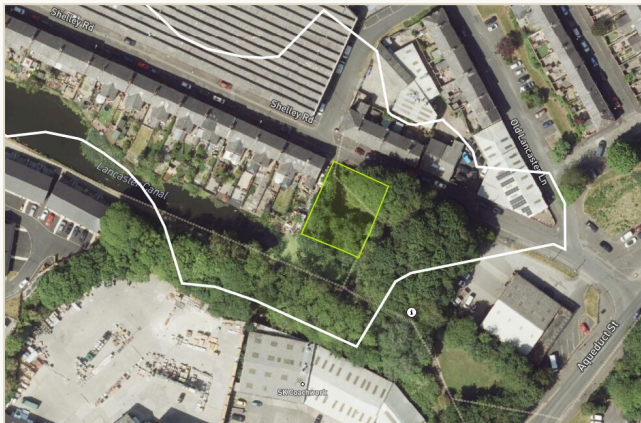
Preston City Council supports well-designed small-scale development within existing residential areas, subject to design, amenity and other planning considerations. The emerging Central Lancashire Local Plan 2023-2041 will set future policy. Buyers should take their own planning advice before bidding.

KEY FEATURES

- ◆ Freehold infill plot of approx. 658 sq m gross
- ◆ Potential for one or two homes, subject to planning
- ◆ Established residential street
- ◆ Indicative concept sketches available
- ◆ Close to Preston city centre and UCLan
- ◆ Preston station for Manchester, Liverpool and London

PLANS & PHOTOGRAPHS

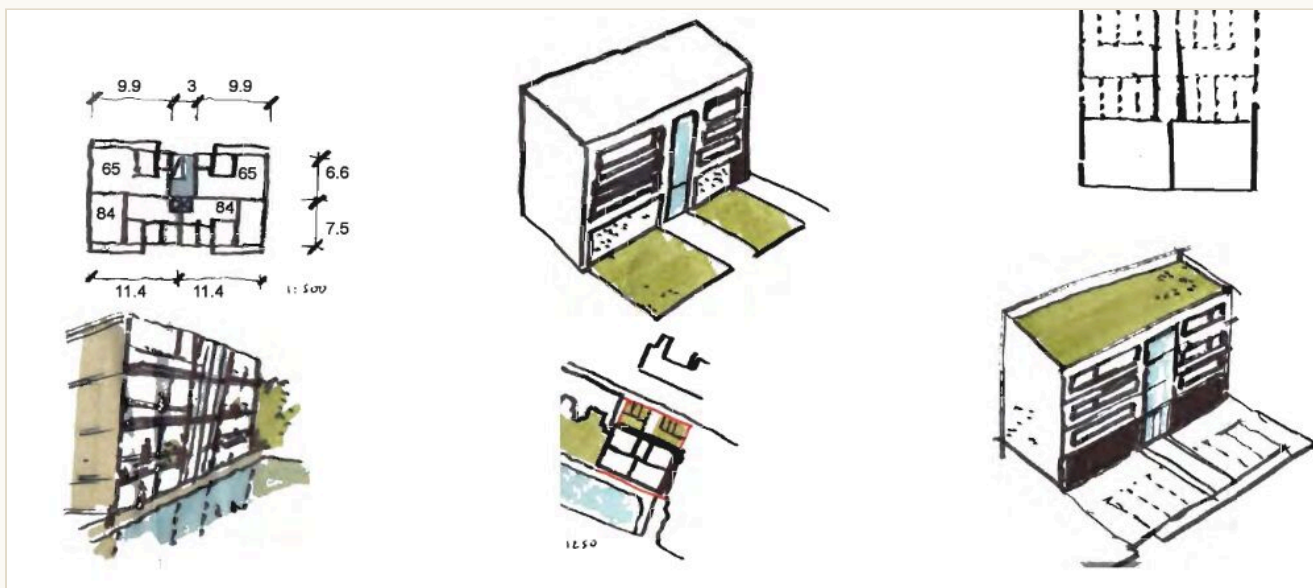
The site and its potential



AERIAL VIEW. THE PLOT IS EDGED GREEN.



SHELLEY ROAD



INDICATIVE CONCEPT SKETCHES FOR A PAIR OF SEMI-DETACHED HOMES. FOR ILLUSTRATION ONLY, WITH NO PLANNING PERMISSION.



THE SITE FROM THE CANAL SIDE

LOCATION

Ashton-on-Ribble, Preston

A popular residential suburb with local shops, parks and schools, close to Preston city centre and the University of Central Lancashire. Preston station offers fast trains to Manchester, Liverpool and London. Preston also benefits from the £434 million Preston, South Ribble and Lancashire City Deal.

Plans, sketches and photographs are for identification and illustration only, are not to scale, and must not be relied on. Boundaries and areas are approximate and should be checked against the legal pack.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

PROPERTY	Freehold land on the south side of Shelley Road, Ashton On Ribble, Preston (adjacent to 35 Shelley Road, PR2 2DB)
AREA	Approximately 658 sq m (7,083 sq ft) gross, subject to survey
GUIDE PRICE	£40,000*
AUCTION	Wednesday 28 October 2026, 12 noon
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	Within 28–56 days, as set out in the Special Conditions

LEGAL, PLANNING & FEES

Before you bid

TENURE	Freehold
PLANNING	No current planning permission
LOCAL AUTHORITY	Preston City Council
ACCESS	From Shelley Road. Buyers to check the legal pack.
SERVICES	None known. Buyers to make their own enquiries.
BUYER'S PREMIUM	2% of the purchase price, including VAT
CONTRACT DOCUMENTS	£850 + VAT
LEGAL PACK	Available to registered bidders
VIEWINGS	The site can be seen from Shelley Road

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
- 3 Read the legal pack**, the Special Conditions and any addendum, and take legal and planning advice.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Planning. The land has no planning permission. The concept sketches are illustrative only, and nothing in these particulars means that planning permission will be granted. Buyers must make their own enquiries with Preston City Council.

Site conditions. The site is overgrown and includes an area of standing water, and it lies close to the Lancaster Canal. Buyers should consider ecology, drainage, ground conditions and any canal-side or nature designations, and commission their own surveys.

Not inspected. The land has not been inspected by the auctioneers. Buyers must carry out their own due diligence, inspect the site from the public highway, and read the legal pack.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements and other details are given in good faith but must not be relied on as statements of fact.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

LEGAL PACK · OFFERS · ENQUIRIES

Palace Auctions London

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