



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Lancashire Central, South Ribble, PR5 5XP

savills

KEY CONSIDERATIONS

- Part of the mixed use Lancashire Central development scheme.
- The disposal comprises the sale of a 6.8 gross acre residential parcel.
- The site benefits from outline planning permission (LCC/2022/0044) for up to 116 residential dwellings.

LANCASHIRE CENTRAL

Lancashire Central comprises a 110 acre mixed use development site, which has been promoted by Lancashire County Council and its delivery partner, Maple Grove Developments. Savills Manchester Development team is exclusively instructed on the sale of the residential element of Lancashire Central.

LOCATION

Lancashire Central is situated approximately 3.5 miles south of Preston and 4.5 miles north of Chorley. Manchester is situated approximately 30 miles south east, while Liverpool is around 33 miles south west. The site is strategically located at the western termination of the M65 with junction 29 of the M6, approximately half a mile to the east. The M65/M61 junction is situated approximately two miles to the east.

The site retains excellent access to public transport links. Bus stops are situated on Stanifield Lane, which provide direct services to Preston, Chorley and Wigan. In addition, Leyland Railway Station is situated approximately 1.6 miles south of the site and offers a direct service between Blackpool to Manchester Airport; with stops at Preston, Bolton, Chorley and Manchester Piccadilly.



DESCRIPTION

The residential parcel extends to 6.8 gross acres and is situated to the north west of the wider 110 acre Lancashire Central development scheme. The topography of the residential parcel is relatively flat and benefits from direct access from Stanfield Lane on its western boundary. Old School Lane borders the eastern boundary of the residential parcel, while Stoney Lane acts as the southern boundary.

Residential dwellings are situated off the north eastern corner of the site, which are outside of the wider redevelopment proposals and will therefore remain in-situ. Additional residential accommodation is proposed to be delivered on the land that adjoins the northern boundary of the site but is not included in the sale.

PLANNING

The outline permission LCC/2022/0044 proposes the delivery of retail, hotel, gym, drive-thru, car sales, employment and leisure accommodation; alongside up to 116 residential dwellings.

The planning permission has no s106 agreement but conditions 30% of housing to be affordable within the decision notice instead.

The permission is viewable on Lancashire County Council's planning portal.

TENURE

The land is held on a freehold basis by Lancashire County Council.

SERVICES

Prospective purchasers should make their own enquiries to the relevant authorities as to the suitability, capacity and exact location of services.

PLANNING AND TECHNICAL INFORMATION

Planning and technical information will be made available to interested parties through a secure data room, for which access will be provided to approved parties.

VAT

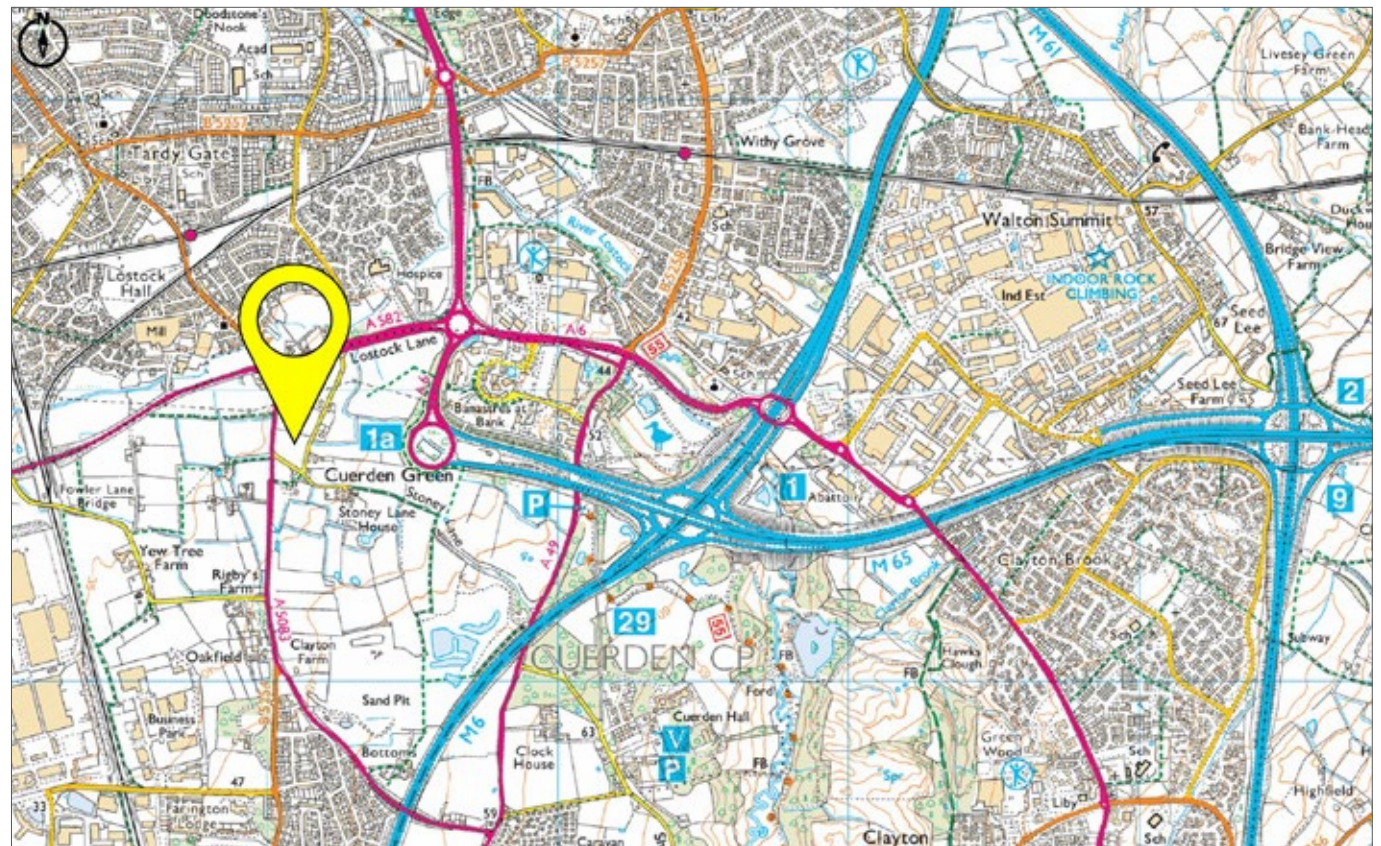
The vendor reserves the right to charge VAT on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

METHOD OF SALE

The site is to be sold by Informal Tender. Interested parties should express their interest by email. Thereafter, additional information and details of the tender deadline date will be issued. The Vendor is seeking unconditional offers for the sale of the land, although conditional offers will be considered.





VIEWINGS

Interested parties should contact Jay Duffield for more information or to arrange a viewing. All viewings are strictly by appointment only with Savills

CONTACT

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