



Indicative boundary only

# For Sale

Land off Browndge Road, Bamber Bridge, PR5 6UU

Excellent residential development opportunity in an accessible location

Site area of approximately 4.78 acres (1.93 hectares)

Allocated in the South Ribble Local Plan for housing, subject to the necessary consents

**NetworkRail**

**AVISON  
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## Highlights

- Freehold for sale by informal tender
- Approximately 4.78 acres (1.93 ha)
- Allocated in the South Ribble Local Plan for housing
- Great accessibility to Preston, the M6, M61 and M65
- Town centre location
- Pre-application advice obtained in respect of the property's prospects for future residential development
- Comprehensive pack of supporting technical, planning and legal information available on request

**Deadline for offers: 1pm on Thursday, 10th March 2022.**





## Opportunity

The sale of the land off Browndedge Road, Bamber Bridge provides an excellent opportunity to acquire development land in a highly accessible location in a sought after housing market location.

The site is owned freehold by Network Rail who have concluded it is surplus to their requirements and is therefore being offered to the market for sale by informal tender.

The site is well suited to residential development, and, along with the smaller adjacent site situated to the west, is allocated in South Ribble's Local Plan for housing development.

## Location

The site is located in Bamber Bridge, a town situated in South Ribble, approximately 3 miles south of Preston City Centre.

The site is positioned in an attractive residential area, bound by recent housing development to the east and the Bamber Bridge Football Club stadium to the west.

The location benefits from a variety of local services and amenities, which congregate around the high street half a mile to the east, including a large supermarket, pharmacy and a number of food and beverage establishments. There are also a number of schools in the area.

The site is well connected by both road and rail.

The A6 is located less than 200m from the site which connects to Preston to the north.

The M65 provides access to the east, to Blackburn and the Ribble Valley; whilst the M61 links to Manchester and the M6 for travel north and south.

Bamber Bridge train station provides regular services to Preston and Blackburn, as well as connections to Manchester via Preston.

## Description

The site is a former Network Rail facility previously used for the repair of trains and storage.

The site extends to approximately 4.78 acres (1.93 ha) and is relatively flat, with a self-seeded wooded area along the north-eastern boundary.

Access to the site is via Browndedge Road and is shared with the adjoining land owner to the west, Jetta Ltd, and therefore they will need to be consulted with regard to any future access arrangements.

There is a small strip of Council owned land between the site and Browndedge Road. We can confirm this land is classified as adopted highway and further detail can be found in the data room.

## Planning

The property has excellent development potential and is allocated for residential development in the South Ribble Local Plan.

The most suitable uses for the property in planning policy terms is likely to be for housing, including the potential for elderly living.

Network Rail have sought outline pre-application advice in respect of two possible residential proposals. The details of this enquiry, along with the Council's written response, are available within the data room.

Any development will have to take account of the proximity of the railway on the southern boundary of the site. In addition, to the south east corner of the site there is an existing vehicular access gate to the retained railways used by Network Rail. A standard single lane 'emergency' road access route will need to be provided to this access gate by the purchaser.



Any proposed development should ensure that the drainage system as well as any trees that shed leaves are kept away from the railways.

## Viewings

A 'by appointment only' viewing protocol is in place.

If you wish to attend, please contact Harry Oswald or Joe Wherity to book an appointment.

Appropriate PPE will be required, including hard hat, high visibility jacket/tabard and appropriate boots.

For further details in respect to the protocols in place for viewings, please refer to the bidder guidance note provided in the data room.

## Disposal Process

We are instructed by Network Rail to market for sale the freehold interest in the property.

Disposal is subject to contract, Network Rail board approval and formal Network Change approval.

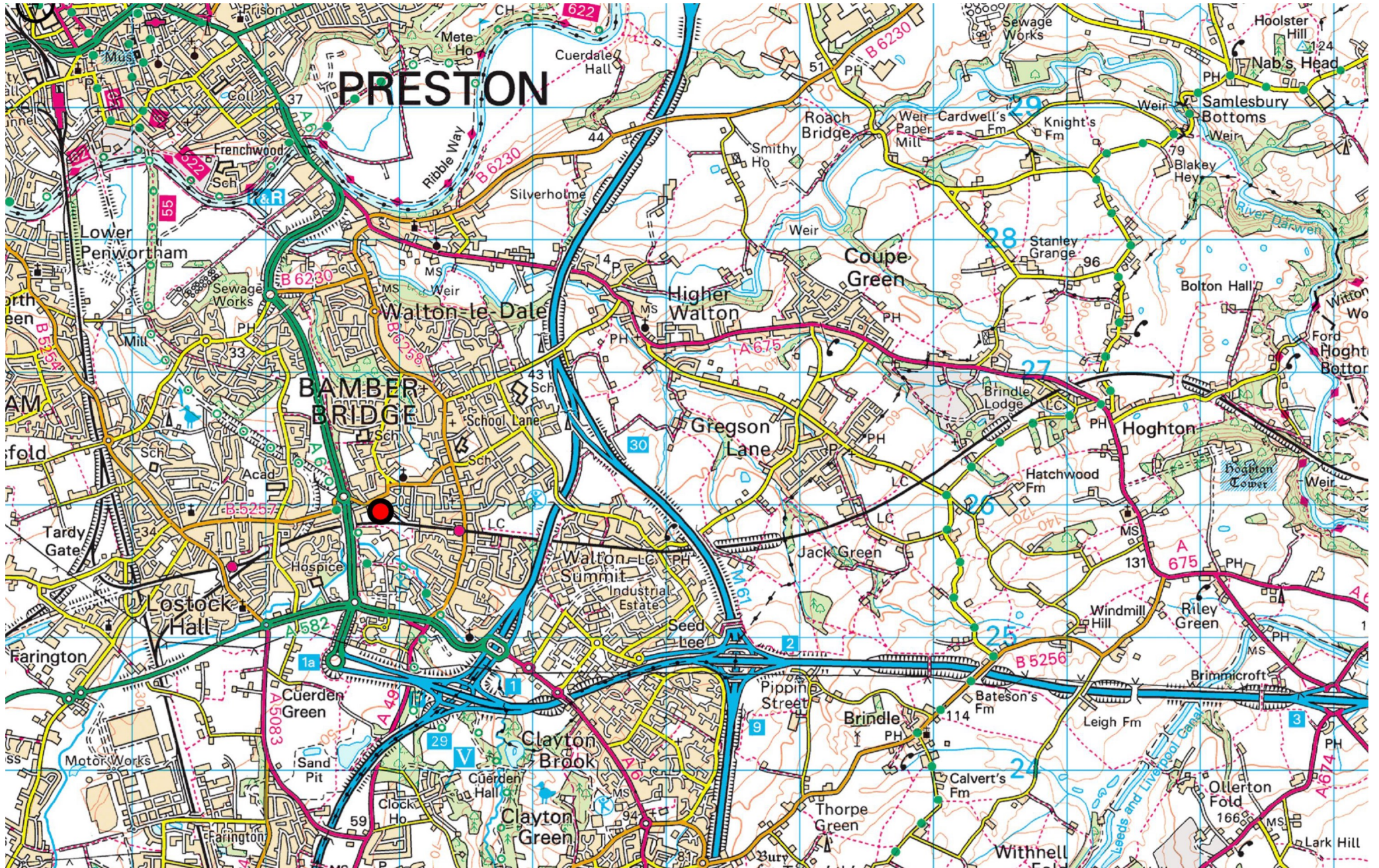
Further detailed bidder guidance, including a bid proforma, is provided within the data room - please [click here](#) for access.

**Informal tenders are invited by the bid deadline of 1pm on Thursday, 10th March 2022.**











## Supporting information

A link to a secure data room can be provided on request.

This will provide information including:

- Bidder instructions
- Bid proforma
- Title Register and Title Plan
- Pre-application request and South Ribble Council's written response
- Services information
- Phase 1 site investigation
- Topographical survey
- Biodiversity Survey
- Network Rail Biodiversity Strategy and Social Value Policy





**If you would like to know  
more please get in touch.**

**Joe Wherity**  
**+44 (0) 7985 479 561**  
joe.wherity@avisonyoung.com

**Harry Oswald**  
**+44 (0)7395 360 390**  
harry.oswald@avisonyoung.com

**08449 02 03 04**

**Visit us online**  
**avisonyoung.co.uk**

6th Floor, 1 City Square, Leeds LS1 2AL

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