

For Sale by Tender  
Closing Date: 12 Noon, Monday 31 October 2022



**Potential Residential Development Site  
Old Lane Farm, Penwortham, Preston, PR1  
9SY**

**P Wilson & Company**  
Chartered Surveyors



**A potential, largely greenfield, Residential Development Site extending to 5.15 acres or thereabouts located at the western end of The Cawsey at its junction with Leyland Road, Penwortham, Preston**



**t: 01772 882277**

Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA.  
e: [preston@pwcsurveyors.co.uk](mailto:preston@pwcsurveyors.co.uk)  
[www.pwcsurveyors.co.uk](http://www.pwcsurveyors.co.uk)





## Location

The site is located within the eastern boundary of the Parish of Penwortham to the south of the River Ribble between Preston and Leyland in Central Lancashire. It is centred on Grid Reference 353879 426662 and lies to the north of The Cawsey close to the roundabout with Leyland Road.

The principal vehicular access to the site is from The Cawsey via Saxon Place (both being adopted highways). Secondary accesses also exist from Leyland Road (B5254) and directly from The Cawsey.

As for public transport, the nearest railway stations are at Lostock Hall (0.9 mile), Bamber Bridge (2.3 miles), Leyland (2.9 miles) and the West Coast Mainline Station at Preston (3.2 miles). Leyland Road is on a bus route, with bus stops conveniently located close to the site's access off Leyland Road.

## The Site

The site extends to 5.15 acres or thereabouts and comprises the dwellinghouse and adjoining garden area, remaining yard, buildings and land at Old Lane Farm. The main parcel of land (4.06 acres), which has the direct access from the end of Saxon Place, is in effect an 'island site' with existing residential development adjoining its western, northern and eastern boundaries.

The smaller parcel to the south (0.96 acre) which contains the dwellinghouse etc has, in addition to a private access road (shared with the residential properties at Old Lane Farm Barn), a frontage to The Cawsey.

The detached dwellinghouse is of brick construction under a slate roof and bears a date stone from 1890. The principal residential accommodation extends to 163m<sup>2</sup>.

The original farm access road would provide both parcels with a convenient and attractive tree-lined, pedestrian and cycle connection to Leyland Road.

## Tenure

The site is freehold, registered with title absolute, comprising Title Nos. LAN 39991, LAN 88097 & LA 883832.

## Services

All mains services are understood to be available within the immediate vicinity of the site.

## Technical Information

Interested parties, who formally register their interest in the Site with P Wilson & Company LLP, will be provided with a link to the following documents:

- Site Plan
- Topographical Survey
- Phase 1 – Preliminary Risk Assessment (bEk Enviro Ltd, November 2020)
- Phase 2 – Site Investigation & Contamination Assessment (bEk Enviro Ltd, March 2021)
- Flood Risk Assessment Report (Westlakes Engineering, January 2021)
- Preliminary Ecological Appraisal (Tyrer Ecological Consultants, June 2022)
- Dusk Survey Results (Tyrer Ecological Consultants (August 2022)
- Land Register Title Entries

## Planning

Currently the site is designated as 'Safeguarded Land for Future Development' in the South Ribble Local Plan (adopted in 2015). Policy G3, which applies to Safeguarded Land, states inter alia that '*Planning Permission will not be granted for development which would prejudice potential longer term, comprehensive development of the land*'. Whilst the site forms part of a larger block of Safeguarded Land (identified on the Local Plan Proposals Map as 'S1'), it is in reality detached from the remainder of S1 by residential development that has occurred since the plan was adopted. The development of the site would therefore have no impact on any future development of the remainder of S1.

The combined authorities of Preston City Council, Chorley Borough Council and South Ribble Borough Council are currently working on a Central Lancashire Local Plan. Whilst the published Local Development Scheme (LDS) is out-of-date, it is understood that the Councils are aiming to publish a Preferred Option Document for public consultation before the end of 2022. That document will include draft policies and potential locations for development.

**The preferred developer will therefore be expected to submit representations in respect of the site during that consultation exercise.**

The site is also subject to the provisions of the Penwortham Town Neighbourhood Plan 2016-2026.

## Basis of Offers

The Vendors are expecting offers to be submitted on the basis of a Conditional Contract; i.e. conditional on the grant of satisfactory planning permission, for which an application is to be submitted at the earliest practicable opportunity.

Offers are invited for the whole of the Site, as shown edged red on the Site Plan. However, if an optimal development layout would not require the dwellinghouse, its curtilage and the private, shared access road from The Cawsey (the suggested extent of which is shown hatched blue on the site Plan); that area can be omitted from the offer.

This marketing exercise is being conducted by way of an informal tender. It is anticipated that, following the receipt of offers, there will be interviews with short-listed candidates before a preferred developer is selected.

**The closing date for receipt of written offers is 12 noon on Monday 31 October 2022.**

The Vendors do not undertake to accept the highest, or indeed any, offer received.

## Viewing

Access to the site (both vehicular and pedestrian) is available from Leyland Road Monday-Friday during daylight hours. If access to the dwellinghouse is required arrangements will need to be made beforehand.

## Register

To register an interest and for any further information please contact Simon Mair ([simon.mair@pwcsurveyors.co.uk](mailto:simon.mair@pwcsurveyors.co.uk), tel: 01772 882277 or 07971 425582).

## Health & Safety

Interested parties are respectively reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves, P Wilson & Company LLP as their agents, accept no liability by any health and safety issues which may arise.







[misrepresentations act 1967](#)  
[consumer protection from unfair trading regulations 2008](#)  
[business protection from misleading advertising regulations 2008](#)

P Wilson & Company LLP for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

**Plans**

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.

