

FOR SALE BY PRIVATE TREATY

**Residential Development Site
William Young Way / Sandyforth Lane
Lightfoot Green, Preston, PR4 0AL**



P Wilson & Company
Chartered Surveyors



A largely greenfield Residential Development Site extending to 1.22 acres or thereabouts, located at the junction of William Young Way & Sandyforth Lane, Lightfoot Green, Preston



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Location/Directions

The site is located on the north-east side of, and with frontage to, William Young Way (B5467) at its junction with Sandyforth Lane, at Lightfoot Green on the northern outskirts of Preston. It is centred on Grid Reference 351336 : 433658.

Access to the site is via a field gate off Sandyforth Lane.

The Site

The site extends to 1.22 acres or thereabouts and comprises a grass field and the remains of former equestrian facilities, associated with the adjoining property, 'Mericourt', now operated as a day care nursery.

NB. The Vendor also owns the paddock on the south-west side of William Young Way, to which reference is made in some of the technical pack documents.

Planning

Planning policies for the area of the site are contained in the adopted Preston Local Plan (Site Allocations and Development Management Policies) 2012-26. The site lies within the North West Preston Strategic Location to which Local Plan Policy MD2 applies. In addition, Preston City Council has adopted (March 2017) the North West Preston Masterplan Supplementary Planning Document, which *"seeks to expand on the level of detail in Policy MD2 by providing an indicative framework and general design principles to guide development in a co-ordinated and comprehensive way. The Masterplan will be a material consideration in the determination of planning applications in the area and sets out how the Council would like to see the adopted criteria of Policy MD2 implemented."*

It is considered that there is presumption in favour of development of the site, subject to its access arrangements being acceptable to Lancashire County Council, the relevant highway authority. The technical information pack includes a Highways Pre-Application Advice from Lancashire County Council which confirms that, subject to design, a vehicular access to the site off William Young Way would be acceptable.

Services

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

Tenure

The site is freehold, registered with title absolute, comprising part of Title No.LA409905.

The site has the benefit of a Memorandum of Agreement whereby on the grant of planning permission, the Vendors can require Lancashire County Council to transfer back such part of the land, compulsorily purchased for the construction of the East West Link Road (now William Young Way), as is required to facilitate the development. This is addressed in the Highways Pre-Application Advice.



Technical Information Pack

Interested parties, who formally register their interest with P Wilson & Company LLP, will be provided with a technical information pack comprising:

- Site Plan
- Topographical Survey
- Phase 1 – Preliminary Risk Assessment (BEK Geo-Environmental Consulting - January 2025)
- Phase 2 – Site Investigation & Ground Investigation (BEK Geo-Environmental Consulting – March 2025)
- Ground Gas Risk Assessment (BEK Geo-Environmental Consulting – May 2025)
- Indicative Sketch Layout Drawing (MCK Associates Ltd, Ref: 23-120 FP01 – November 2023)
- Preston Western Distributor & East West Link Road – Landscape & Ecology Detail Design (Lancashire County Council Ref: CLM01-LCC-DR-3000-1141 rev C01)
- Highways Pre-Application Advice (Lancashire County Council – July 2024)
- Land Registry Title



Basis of Offers

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

The Vendor does not undertake to accept the highest, or indeed any, offer received.

Viewing

Access to the site is available from Sandyforth Lane, Monday-Friday during daylight hours. However please inform P Wilson & Company LLP in advance.

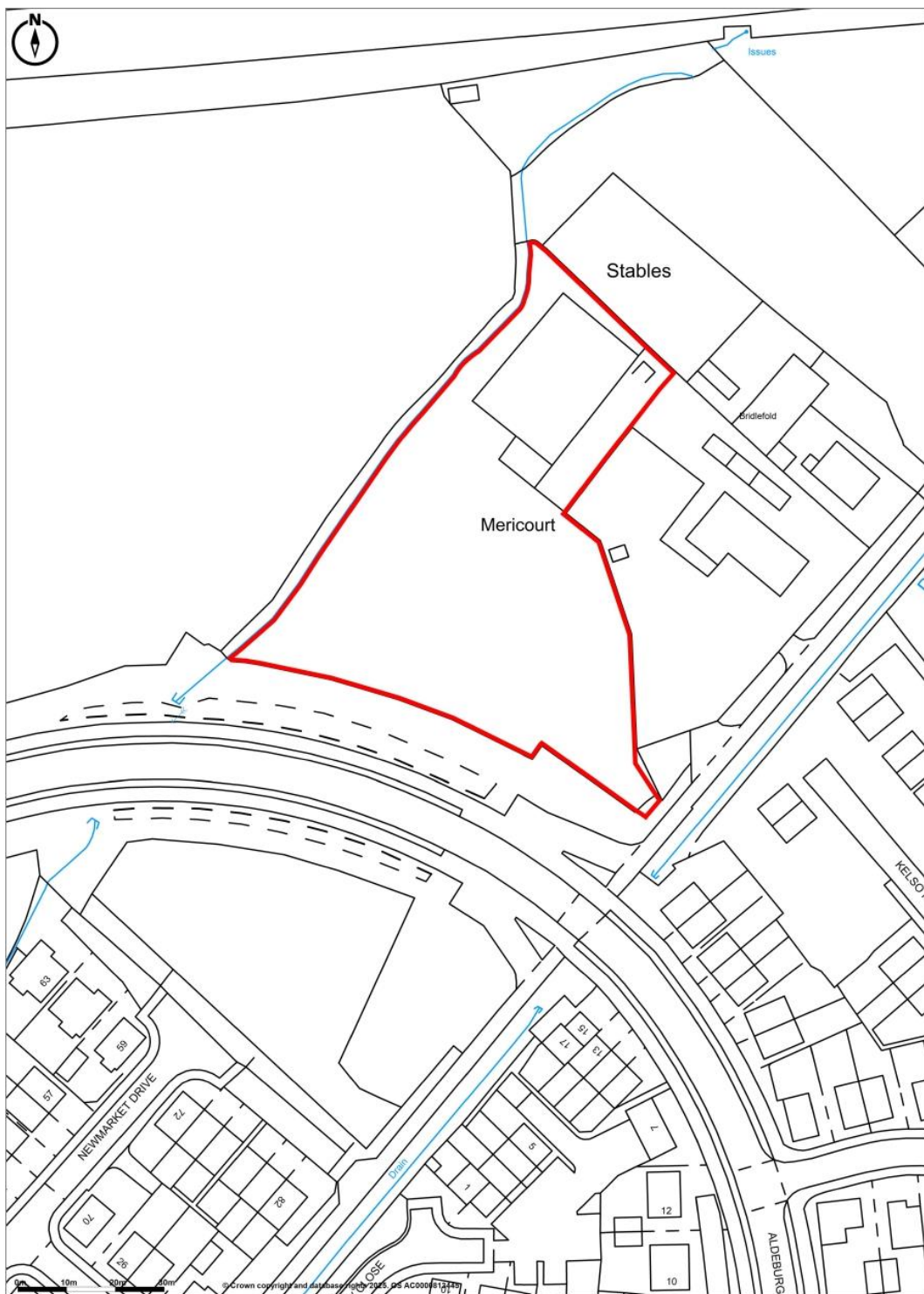
Register

To register an interest, or to request any further information, please contact Simon Mair (email: simon.mair@pwcsurveyors.co.uk) tel: 01772 882277 or 07971 425582



Health & Safety

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



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Plans

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