

FOR SALE

Residential Development Opportunity
An Allocated Site for Residential Development
2.3 Acres (9,350 m²) of land west of A6, Garstang Road at Barton, Preston, PR3 5AA



- Local Plan Housing Allocation for 26 units
- A level site lying between the A6 (to the east) and the main West Coast Rail line to the west
 - Popular north Preston village community
 - Convenient for Preston and junction 32 M6 – 3 miles
- Good range of local facilities available within Garstang – popular market town and surrounding attractions (Barton Grange etc)
- Offers invited subject to planning permission

SITUATION AND DESCRIPTION

A level main road frontage site allocated within Wyre Borough Council's Local Plan with a minimum allocation of 26 units.

The site has been the subject of an outline application by a regional housebuilder, subsequently withdrawn but with resolution to approve subject to a Section 106 Agreement (P.O.S Public Open Space) and Special Housing needs.

DIRECTIONS

To reach the site from junction 32 of the M6 at Broughton, proceed north up the A6 via the newly opened Broughton By-Pass, continue north through Barton and the site will be found on the left hand side of the road just past Barton Grange Hotel immediately before the railway bridge situated adjacent to Barton Village Hall – local landmark. For Sat Nav use postcode PR3 5AA.

Site Details

The site is as shown edged red on the attached particulars – the blue hatched area can be retained by the seller if not required – former BT building now used for storage.

Services

All mains services are believed to be readily available – prospective purchasers should make their own enquiries as to availability and connection costs.

Viewing

At any reasonable time by arrangement with co seller.

Roads

Garstang Road is believed to be made up and adopted by the Local Authority.

Encumbrances

The site is crossed by a main outfall sewer pipe (runs north to south) approximately bisecting the site

Vacant Possession On completion**Planning Authority**

Wyre Borough Council, Planning Office, Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire, FY6 7PU, telephone 01253 891000.

Offers and Sales Procedure

Offers subject to the purchaser obtaining a satisfactory planning permission to be submitted on the attached Form of Offer.

Offeror's are requested to provide a proposed layout with details of unit numbers and sizes together with P.O.S. and road/access arrangements together with a schedule of abnormal development costs factored in to the offer (if any).

Following receipt of initial offers, the Vendors envisage the selection of a shortlist of potential purchasers for further discussions, prior to selecting a preferred developer. The preferred developer will then be given the opportunity of exchanging contracts for the purchase with completion on receipt of a satisfactory planning permission and confirmation of satisfactory ground investigations.

To register an interest, and in respect of any queries or request further information, please contact the Agent:

Richard Prest, Lea Hough & Co, Oakshaw House, 2 Capricorn Park, Blakewater Road, Blackburn, BB1 5QR, email: Richard.prest@leahough.co.uk. Tel: 01254 260196.

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.

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