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commercial property solutions

**FOR  
SALE**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

5.3 hectares ( 13.1 acres )

Land off Longsight Road  
Langho  
Nr Clitheroe  
Lancashire  
BB6 8AD



- An excellent residential development opportunity in the Ribble Valley
- Excellent communication links fronting the A59 and Langho railway station
- Low density scheme benefitting from planning consent for 18 dwellings
- Alternative scheme arrangements will be considered upon their merits

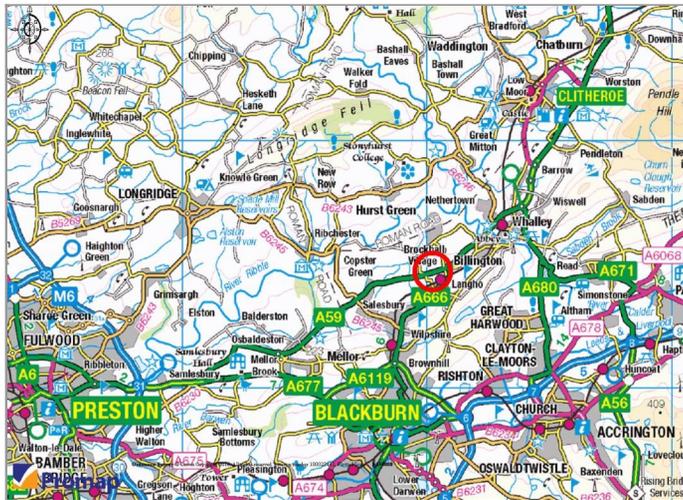
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## Location

The site is located on the north eastern edge of Langho with frontage onto Longsight Road (A59) being the main arterial route from Preston and the M6 connecting with Harrogate. Preston and junction 30 of the M6 lie approximately 11 and 9 miles (15 minutes) to the west, whilst Clitheroe and Whalley lie approximately 5 and 2 miles to the north east respectively.

Langho is a well connected rural village on the Ribble Valley train line with Langho station being located immediately adjacent. The village benefits from 2 primary schools, along with a range of local shops and facilities and secondary schools within the immediate vicinity, thus proving popular for commuting families.

## Description

The site extends to a gross area of approximately 5.3 hectares (13.1 acres). The site is greenfield and used as grazing land.

## Services

All mains services are available within Longsight and Northcote Road.

Further information is contained within the technical pack.

## Tenure

Freehold with the benefit of vacant possession.

## Planning

The site has the benefit of an outline planning permission for the development of 18 dwellings comprising 13 executive detached houses and substantial plots together with 5 affordable homes (30%). Planning permission was granted on the 9th July 2015, reference 3/2015/0010 subject to a Section 106 Agreement.

Further information is contained within the technical pack, available on request.

## Technical information

In the first instance interested parties are requested to formally register with Eckersley, who will thereafter provide a link to download the technical pack or alternatively this can be provided on disc. The technical information includes but is not limited to the following:

1. Decision notice
2. S106 agreement
3. Phase 2 ground investigation and utility report
4. Topographical survey
5. Approved masterplan

## Method of Sale

Conditional or unconditional offers are invited for the freehold interest by way of private treaty.

## Proposals

Proposals are encouraged on either the existing scheme or alternative scheme arrangements.

We request that any conditions are clearly stated with the selected party being given the opportunity to conclude investigations before finalising a net payable figure.

## VAT

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

## Enquiries

Further information is available via the sole agents:

### Eckersley

Contact: Mark Clarkson / John Bretherton

Telephone: 01772 883388

Email: mac@eckersleyproperty.co.uk /  
jb@eckersleyproperty.co.uk

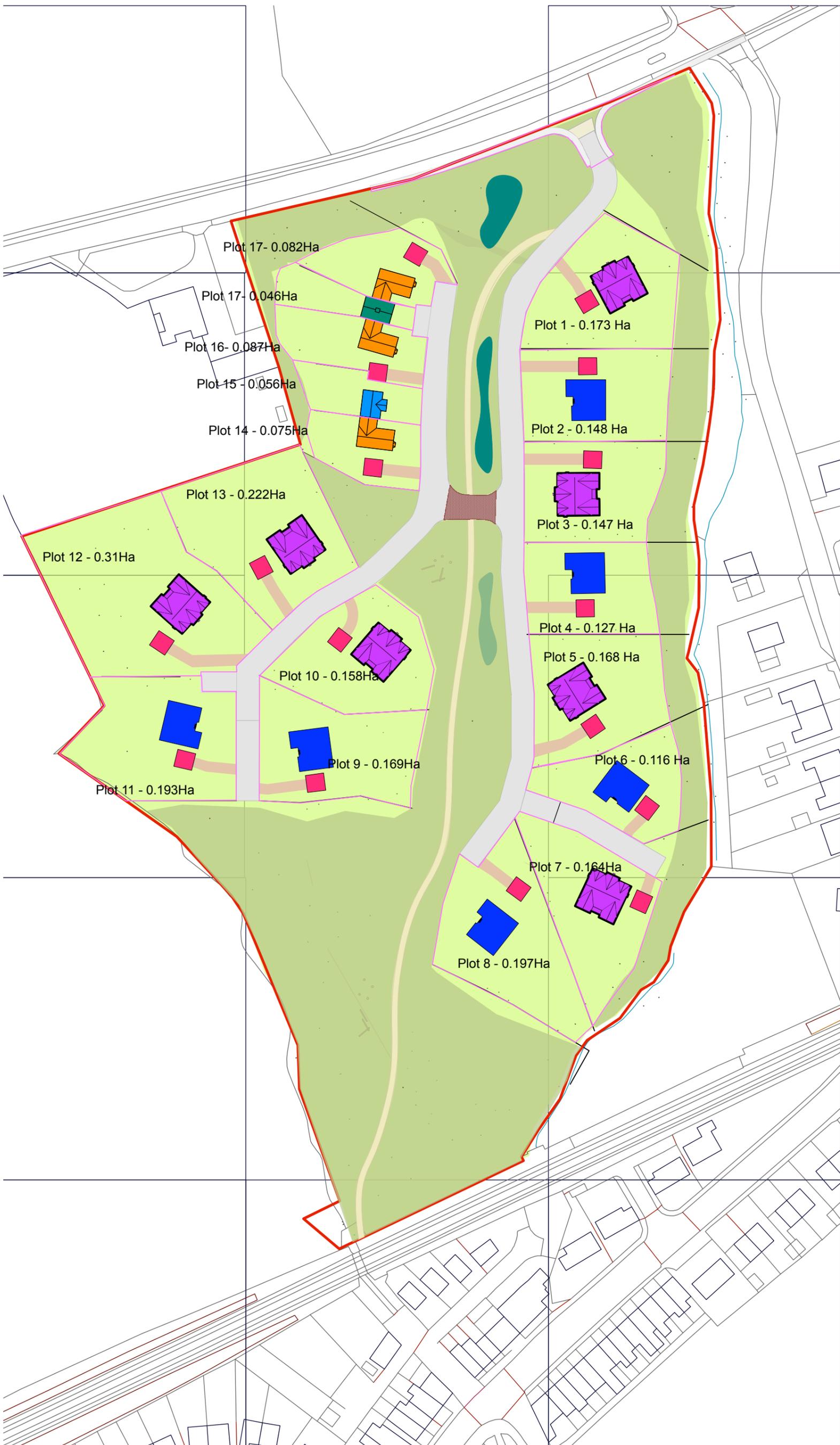


Regulated By RICS

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Certificate No.  
FS 45498





Plot 17- 0.082Ha

Plot 17- 0.046Ha

Plot 16- 0.087Ha

Plot 15- 0.056Ha

Plot 14 - 0.075Ha

Plot 13 - 0.222Ha

Plot 12 - 0.31Ha

Plot 10 - 0.158Ha

Plot 11 - 0.193Ha

Plot 9 - 0.169Ha

Plot 7 - 0.164Ha

Plot 8 - 0.197Ha

Plot 1 - 0.173 Ha

Plot 2 - 0.148 Ha

Plot 3 - 0.147 Ha

Plot 4 - 0.127 Ha

Plot 5 - 0.168 Ha

Plot 6 - 0.116 Ha

KEY



3 bed bungalow (900-1000 sqft)



2 bed dwelling (650-800 sqft)



3 bed dwelling (800-1000 sqft)



5 bed dwelling (3577.8 sqft)



5 bed dwelling (2,621 sqft)