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incorporating Irvine Taylor

**FOR  
SALE**

THE SITE



**TESCO**



**COSTA**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## SUPERB DEVELOPMENT OPPORTUNITY

0.324 hectares ( 0.8 acres )

**West Block Development  
Site  
Barnes Wallis Way  
Buckshaw Village  
Chorley  
PR7 7EL**

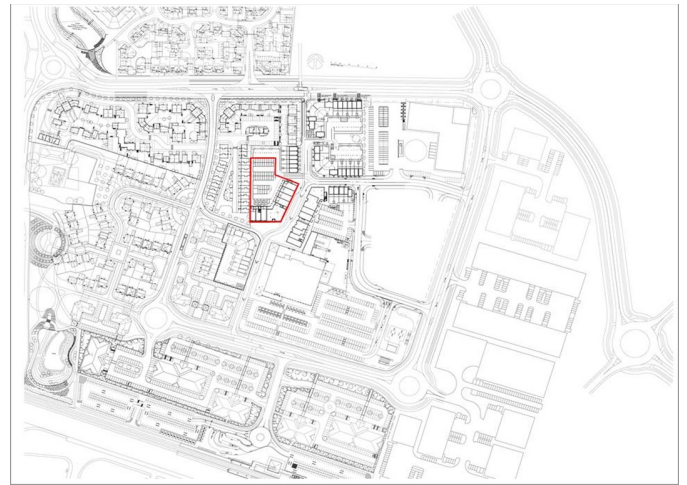
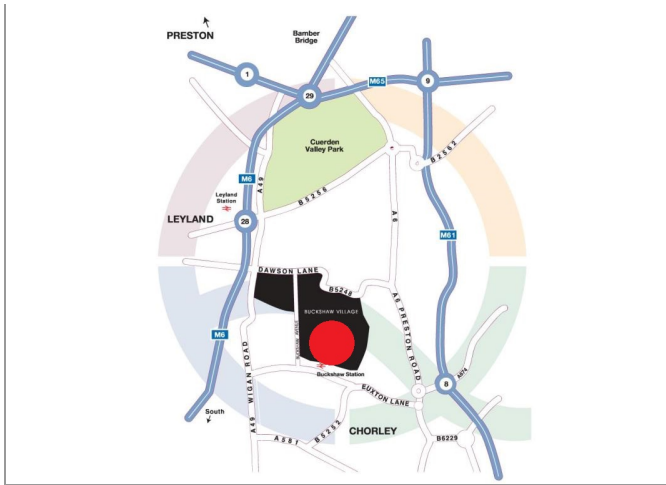
- Potential For A Variety Of Uses (S.T.P.)
- Profile Location Within the Centre of Buckshaw Village
- Previous Consent For Mixed Retail/Residential Scheme

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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## Location

Buckshaw Village is an award winning urban development which continues to expand. The local centre presently includes a 35,000 ft<sup>2</sup> Tesco superstore, an 18,500 ft<sup>2</sup> Aldi, as well as a varied range of other retail and service providers along the high street and within the Lancaster Way development.

The local centre sits at the heart of the wider Buckshaw Village development which may eventually encompass up to 4,000 homes offering facilities including a primary school, health centre and retirement village. In addition, the adjacent 80 acres of employment land accommodates a significant range of commercial occupiers.

The development is well located within the North West being situated 2 miles from Chorley and Leyland, approximately 10 miles from Preston City Centre and less than 30 miles from Manchester. Ready access to the wider motorway network is via J28 of the M6 and J8 of M61 both being located within 2 miles of Buckshaw. Buckshaw Parkway railway station is located only 0.2 miles from the site offering main line connections to Preston and Manchester.

## Description

The subject site is situated at the heart of the Buckshaw Village's local centre, adjacent to earlier phases of the wider development, fronting the centre's high street, Barnes Wallis Way.

Directly opposite is the East Block development comprising a fully let parade of 9 retail units with residential apartments above. The land to the north and east of the subject site also now accommodates significant new residential development.

## Site Area

The site extends to an approximate gross area of 0.324 hectares (0.8 acres) and is relatively flat in nature.

## Planning

The site has previously benefitted from full planning permission under application 08/01100/REMAJ, for a mixed use development comprising 8 retail units to the ground floor with 26 residential apartments on the two floors above, designed to complement the East Block development opposite.

Subsequently, this was superseded by a Section 73 application which varied certain conditions, reference 10/00334/FULMAJ.

It is believed that the site has potential for a range of uses subject to securing planning permission. Interested parties should however, make their own planning related enquiries directly to the local planning authority, Chorley Borough Council on 01257 515282.

## Technical Information

The following supporting technical information can be provided to interested parties to assist in their appraisal of the opportunity:

- Planning permissions relating to the site
- Section 38 plan
- Planning approved plans and elevation drawings
- Phase 2 Geo Environmental Assessment
- Ground Gas Monitoring and Assessment
- Service drawings
- Title information

Interested parties should contact Eckersley to be provided with access to the above supporting information.

## Services

It is understood that all mains service connections are available within the vicinity of the site with the following service capacities available:

- Electricity – 325kVa
- Gas – annual quantity of 835kw/h
- Water – 63mm diameter supply

## Tenure

The remainder of a 999 year ground lease with effect from 29 June 2009.

It is understood that the freehold interest may also become available to purchase.

## Asking Price

Offers are invited for the opportunity. Both conditional and unconditional offers will be considered.

## VAT

The purchase price will be subject to VAT.

## Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

## Further Information

For further information or to discuss this opportunity please contact:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)