

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
incorporating Irvine Taylor

**FOR  
SALE**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## DEVELOPMENT OPPORTUNITY (S.T.P)

2.2 hectares ( 5.44 acres )

Land to the east of  
Preston/Lancaster Road (A6)  
Bilborrow  
Nr Garstang  
PR3 0RD

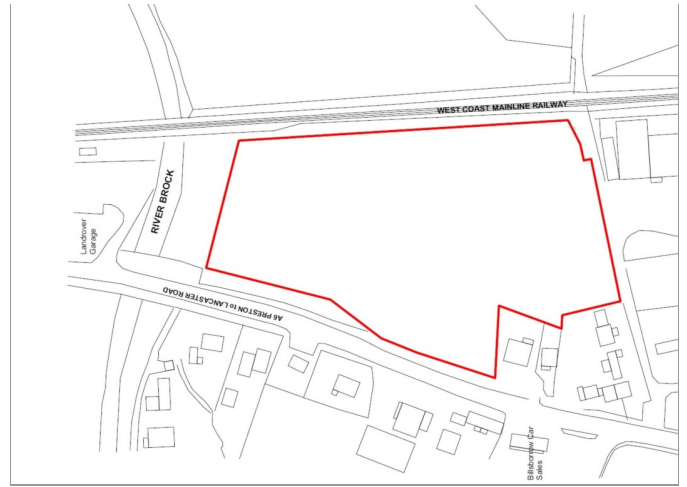
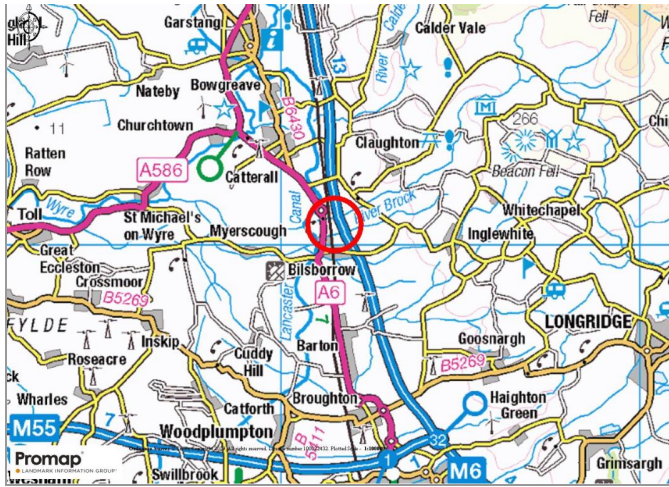
- Highly prominent location with significant frontage on to the A6
- Mixed use location including residential, car showroom and substantial garden centre/leisure facility
- Popular residential village with excellent range of amenities
- Potential for a range of uses S.T.P.

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

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## Location

The site is situated within the village of Bilsborrow on the A6 in between Preston and Lancaster to the south of Garstang.

The site enjoys a highly prominent position with significant frontage onto the A6 in between junctions 32 and 33 of the M6 motorway.

Bilsborrow is a semi rural village offering a range of amenities which includes Barton Grange Garden Centre and the Flower Bowl and Marina located immediately to the north west of the subject site.

Preston lies approximately 6 miles to the south whilst Garstang and Lancaster are circa 4 and 15 miles to the north respectively.

## Description

A generally level greenfield site bounded by hedgerows with access from Preston/Lancaster Road (A6).

The surrounding area comprises mixed farmland, housing, car dealership, retail and leisure uses.

## Site area

The gross site area has been estimated to extend to approximately 2.2 hectares (5.44 acres) and is delineated in red on the attached site plan.

## Services

It is understood that all mains services are available within the A6 highway with copies of utilities information available within the further information pack.

We advise that interested parties make their own separate enquiries in this regard, particularly in relation to capacities.

## Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

## Planning

The property has previously been used as agricultural land.

We believe that the site may offer potential for a variety of alternative uses subject to securing the appropriate planning consent.

Interested parties are invited to make their own planning related enquiries via the local planning authority, Wyre Borough Council (01253 891000).

## Further information

In the first instance interested parties are requested to formally register their interest with Eckersley, who can provide a range of additional information which includes the following:

1. Site plan
2. Topographical survey
3. Title register and plan
4. Services information
5. Flood risk assessment

Some DWG format plans are available upon further request.

## Method of disposal

At this stage we are seeking expressions of interest in the subject site either on conditional or unconditional terms for a sale by way of private treaty.

## Photographs and Plans

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

## VAT

We understand that the purchase price will NOT be subject to VAT.

## Legal fees

Each party to be responsible for their own legal costs incurred in this transaction.

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## All enquiries

Strictly through the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

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