RESIDENTIAL DEVELOPMENT OPPORTUNITY

1.35 hectares (3.34 acres)

- Popular residential location in semi rural setting
- Adjacent to the proposed east / west link road (work due to commence imminently)
- Benefits from detailed planning consent for 22 residential dwellings
- No affordable units due to offsite delivery option
Location

The site is located on Sandy Lane close to its junction with Hoyles Lane within the Cottam area of North Preston approximately 2 miles to the west of Fulwood and 3 miles north east of Preston City centre.

Hoyles Lane connects with Tag Lane and the Guild Merchant roundabout less that 0.5 miles to the east which provides excellent access into Fulwood, Ingol and Ashton in addition to Preston City Centre.

Immediately adjacent to the site is Cottam St Andrew’s & Blessed George Haydock Church and Cottam Nursery School.

The proposed east / west link road which will connect with the Preston Western Distributor road will be located immediately to the north of the site providing superb connectivity including access to a new junction on the M55 motorway. We understand construction is due to commence imminently.

Description

The site extends to a gross area of approximately 1.35 hectares (3.34 acres) being generally level in nature. The site is greenfield with hedgerow boundaries.

Services

It is understood that all mains services are available to the site from Sandy Lane.

Interested parties are advised to make their own separate enquiries and satisfy themselves as to the suitability and capacity of all services.

Tenure

Freehold

Planning

The site has benefitted from detailed planning consent for the development of 30 residential dwellings; ref: 06/2016/0367 (now lapsed) and currently detailed consent for the development of 22 residential dwellings; ref: 06/2018/0688 granted on the 8 October 2018. The current consent does not require the delivery of any affordable homes.

Further information available upon request, however, interested parties are invited to make any planning related enquiries to the local planning authority at Preston City Council (tel. 01772 906912).

Technical Information

In the first instance interested parties are requested to formally register with Eckersley, who will thereafter provide an electronic link to download the further information available. The further information available (not an exhaustive list) includes the following:

1. Decision notice
2. Site plan
3. Illustrative layout
4. FRA/Drainage infrastructure
5. Ecological assessment
6. Phase II survey
7. Topographical survey
8. Services information

Method of Sale

Offers are invited for the freehold interest preferably on an unconditional basis but conditional terms will be considered.

In the event of a conditional offer, to assist with analysing offers, we would request that proposals identify any abnormal development costs which have been taken into account (if any) and any further costs that may subsequently require deduction from any offer.

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

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 be subject to VAT.

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.

Enquiries

Strictly through the sole agents:
Eckersley
Telephone: 01772 883388
Contact: Mark Clarkson
Email: mac@eckersleyproperty.co.uk