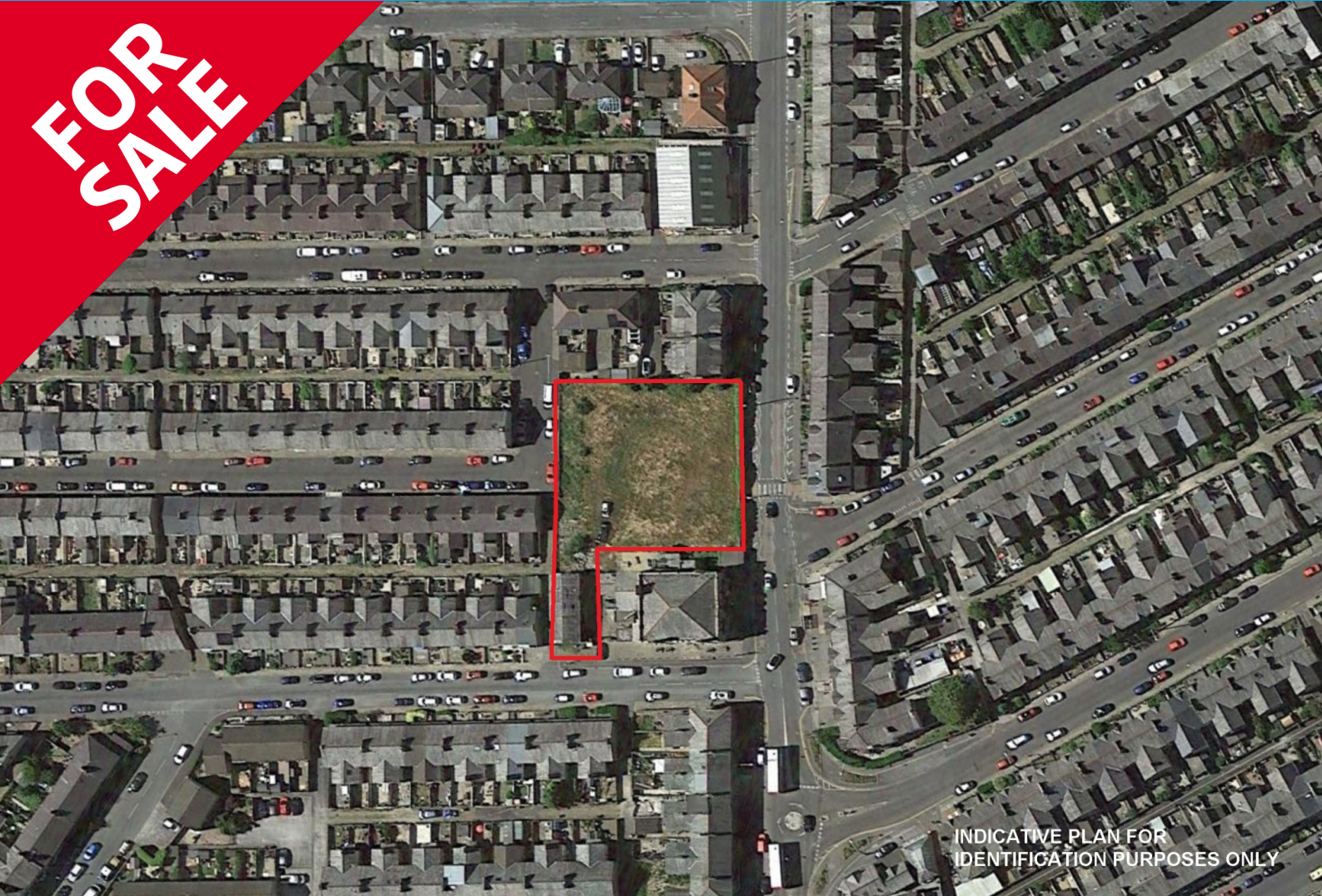


Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
incorporating Irvine Taylor

**FOR  
SALE**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## DEVELOPMENT OPPORTUNITY (S.T.P)

0.2 hectares ( 0.494 acres )

**Development  
opportunity  
Bowerham Road  
Lancaster  
LA1 4DT**

- Prominent location within local centre
- Excellent communication links
- Rare freehold opportunity
- Mixed residential and retail location
- Potential for a range of uses S.T.P.

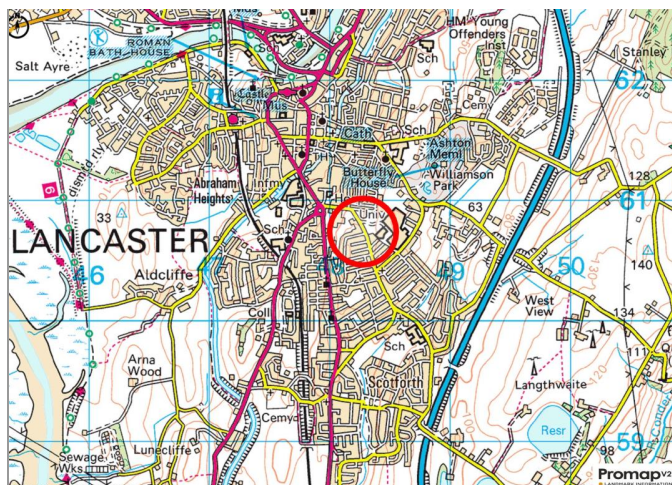
[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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China Street  
Lancaster  
LA1 1EX

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## Location

The site offers significant frontage onto Bowerham Road close to the Coulston Road mini roundabout immediately adjacent to the Bowerham local centre. The surrounding area is predominantly residential in addition to a small selection of shops serving the local community.

The location offer excellent public transport links with 2 bus stops positioned on either side of Bowerham Road with regular services to both Lancaster City Centre less than 1 mile to the north and Lancaster University campus approximately 2 miles to the south. The University of Cumbria campus is also located less than 200 metres to the north east. Lancaster mainline railway station lies circa 1.2 miles to the north west.

Whilst Bowerham is very much part of Lancaster City it does retain its character and remains popular for both local housing and student accommodation.

## Description

The site is generally square and level in nature being estimated to extend to approximately 0.2 hectares (0.494 acres) and delineated in red on the attached indicative site plan.

To the south east corner is a 2 storey detached stone barn extending to a gross internal floor area of approximately 86 m<sup>2</sup> (925 ft<sup>2</sup>).

## Services

It is understood that all mains services are available within Bowerham Road/Newsham Road, however, we would advise interested parties to make their own separate enquiries in this regard particularly in relation to capacities.

## Tenure

Freehold.

## Planning

The site is situated within a local/neighbourhood centre being subject to policy TC1 which sets out the Retail Hierarchy for the Lancaster District including Urban Local Centres such as Bowerham and more specifically policy TC1.8 which states 'These local centres will maintain their roles in providing key services to the residents of Morecambe, Lancaster and Heysham respectively'.

The subject site does have a planning history with an application for mixed use development comprising 2 retail units and 49, one bed student accommodation studio flats, conversion of an existing outbuilding into 4, one bed student accommodation studio flats and associated access, parking and loading bay. The application number was 8/01526/FUL and the subsequent appeal APP/A2335/W/19/3235191. Whilst the application was refused and appeal dismissed it is believed that a revised application having regard to the reasons for refusal in particular density/massing may have merit.

We therefore believe the site may offer potential for a similar albeit amended application or alternative uses subject to securing planning permission and therefore would advise interested parties to make their own planning enquiries via the local planning authority, Lancaster City Council.

## Further information

In the first instance interested parties are requested to formally register their interest with Eckersley, who can thereafter provide a range of further information predominantly relating to the planning application and appeal.

## Method of Disposal

Conditional offers are invited for the freehold interest with the timescales for offers to be confirmed in due course. Further offer assumptions and guidance will also be provided.

We would request that any conditions are clearly stated with the selected party being given the opportunity to undertake investigations prior to contract in order to arrive at a net payable figure.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## VAT

The purchase price will not be subject to VAT.

## Legal fees

Each party to be responsible for their own professional 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.

## Enquiries

Strictly by appointment with the sole agents:

**Eckersley**

Telephone: 01524 60524

Contact: Mark Clarkson

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