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**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

COMMERCIAL DEVELOPMENT LAND WITH OUTLINE PLANNING PERMISSION

1.06 hectares (2.62 acres)

Commercial Development Land
Lower Road
Longridge
Preston
PR3 2YY

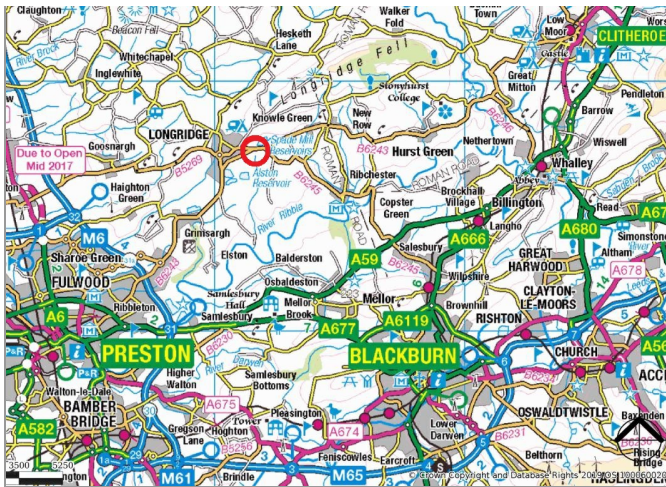
- Rare freehold development opportunity without developer tie
- 100m frontage onto main road
- Benefits from outline planning permission for class E (formerly B1), B2 & B8 uses

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Location

The site fronts onto Lower Road (B6243), close to its junction with Lower Lane and Dilworth Lane (B5269) less than 0.75 miles east of Longridge Town Centre.

Longridge offers an excellent range of services and amenities for its size. Longridge lies approximately 7 miles north east of Preston and 10 miles to the west of Clitheroe. The motorway network is accessed via junction 31a of the M6 being approximately 4 miles to the south west.

Description

A generally level and rectangular greenfield site bounded by hedgerows to all sides.

The surrounding area is semi rural with a mixture of commercial and residential uses.

The adjacent land has also secured planning permission for commercial development albeit on a larger scale and subject to separate access arrangements.

Site area

We have estimated the total gross site area extends to approximately 1.06 hectares (2.62 acres).

Services

It is understood that all mains services are available within Lower Road which is an adopted highway maintainable at public expense.

Interested parties are advised to make their own separate enquiries in this regard and in particular capacities and suitability for their proposed use.

Tenure

Freehold with the benefit of vacant possession.

Planning

The site benefits from outline planning permission for the development of industrial units (use classes E (formerly B1), B2 & B8 and associated access, parking, landscaping and services, ref: 3/2017/0602 granted on the 1 December 2017.

Under section 93A of the Town and Country Planning Act 1990, unimplemented planning permissions with time limits for implementation which were due to lapse between 19 August 2020 and 31 December 2020 are extended to 1 May 2021.

Further information is available upon request, however, interested parties are invited to make any planning related enquiries to the local planning authority Ribble Valley Borough Council (tel. 01200 425111).

Further information

Further information is available via an electronic link which includes the following:

1. Decision notice
2. Site Plan
3. Indicative layout
4. Transport statement
5. FRA
6. Arboricultural report
7. Ecology report

The above list is not exhaustive.

Method of Disposal

Offers are invited for the freehold interest either on conditional or unconditional terms.

Presently, it is the intention to sell the site by way of private treaty, however, subject to the level of interest, this may be reviewed.

If offers are received on a conditional basis, to assist with analysing offers we would request that any conditions be clearly stated with timescale for their removal.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for identification purposes only and should not be relied upon.

VAT

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

Legal costs

Each party to be responsible for their own legal costs incurred in the subject 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

Via joint agents:

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HDAK

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