

Chartered Surveyors  
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**eckersley**  
incorporating Irvine Taylor

**FOR  
SALE**



## RESIDENTIAL DEVELOPMENT LAND

0.355 hectares ( 0.88 acres )

**Laburnum Farm  
Bartle Lane  
Lower Bartle  
Preston  
PR4 0RU**

- Attractive rural setting and due to provide excellent communications via the motorway network
- Easy access to local amenities including a range of highly regarded schools
- Benefits from planning permission in principle for upto 9 residential dwellings

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## Location

The site is located on Bartle Lane close to its junction with Sandy Lane approximately equidistant between Woodplumpton and Cottam. Less than half a mile to the west lies Bartle Hall and the amenities it offers.

Presently under construction is the north to south link road which connects south west Preston with the M55 together with the east to west distributor road ultimately connecting with Fulwood. The location will therefore benefit from both a rural aspect together with excellent communications into Preston and further afield.

Bartle together with the surrounding villages offers and excellent range of amenities including popular primary and secondary schools including Broughton-in-Amounderness Primary School and Broughton High School both benefiting from Ofsted ratings of "Outstanding".

## Description

The site extends to a gross area of approximately 0.355 hectares (0.88 acres) being generally level in nature and configured in an "L" shape. The site presently houses a range of outbuildings together with grassed areas previously used for agricultural purposes.

## Services

It is understood that mains electricity is provided to the outbuildings with the main feed coming from Bartle Lane.

Interested parties are advised to make their own enquiries in respect of services and in particular capacities and their suitability for the proposed development.

## Tenure

Freehold with the benefit of vacant possession.

## Planning

The site benefits from planning permission in principle for the development of upto 9 dwellings. The planning permission was granted on the 22 October 2019, reference 06/2019/1068.

In respect of the planning in principle, further information is available via an electronic link, however, interested parties are invited to make any planning related enquiries via the local planning authority, Preston City Council.

Preston City Council has adopted Community Infrastructure Levy (CIL), however, whilst no warranty can be provided we do believe an offset may be possible in respect of the outbuildings on site.

## Further Information

In the first instance, interested parties are requested to formally register with Eckersley who will thereafter be able to provide the further information available which includes the following:

1. Planning Decision Notice
2. Site Boundary Plan in DWG
3. Planning Statement
4. Officer Report
5. Title information
6. Various Consultee Responses

## Method of Sale

Offers are invited for the freehold interest on conditional 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.

To assist with analysing offers we would request that proposals identify any abnormal development costs which have been taken in to account and any further costs that may subsequently require adjustment from the offer.

Furthermore we would expect offers to reflect the CIL offset and in this regard propose further discussions to agree the contractual structure.

## 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

We understand that the purchase price will NOT 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

Via the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Mark Clarkson

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