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**FOR
SALE**



WAREHOUSE FACILITY WITH SECURE YARD (WITH RESIDENTIAL REDEVELOPMENT POTENTIAL S.T.P)

0.352 hectares (0.87 acres)

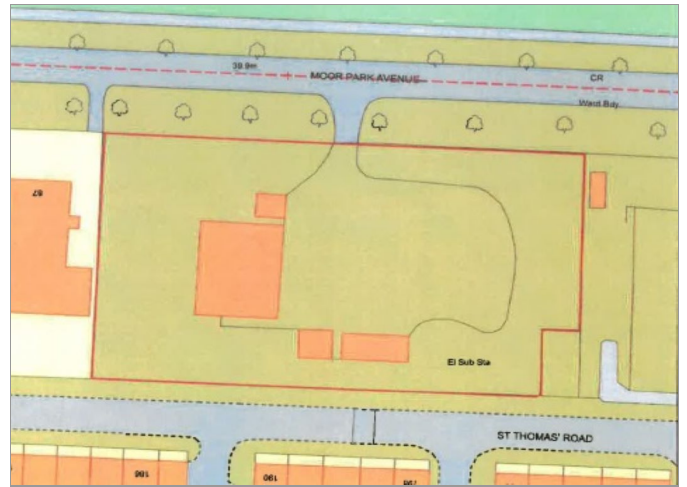
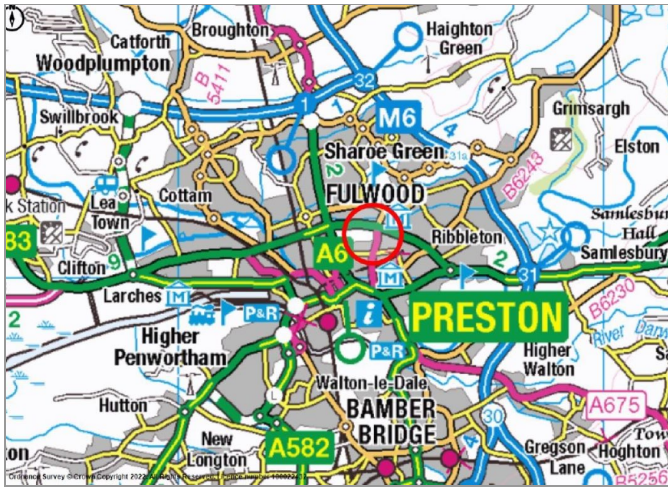
**Moor Park Depot
Moor Park Avenue
Preston
PR1 6AS**

- Freehold title
- Redevelopment opportunity
- Suitable for a range of uses including residential (s.t.p.)
- Established residential and recreational area

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Location

The property is situated off Moor Park Avenue accessed from Sir Tom Finney Way (A6063) close to Preston North End Football Club Stadium, Deepdale. Preston City Centre is 2 miles to the south.

Description

A range of single-storey buildings and yard area currently utilised as a Works Depot.

The main structure comprises a single-storey workshop/garage facility of steel portal frame construction with a pitched roof. It also has the benefit of a detached staff messroom and WC amenities in a single storey brick structure to the side.

There are four prefabricated concrete garages all with up and over door access and a separate double garage facility of brick construction beneath a cementitious clad roof.

The yard area is predominantly compacted hardcore.

Site Area

The total site area is approximately 0.352 hectares (0.87 acres).

Services

As far as we are able to ascertain, all mains services are either available or connected to the property with the exception of gas.

Interested parties are recommended to make their own enquiries with the relevant utility providers.

Planning

We understand that the premises existing use is generally within Class E, B2 & B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

A Planning Brief for residential development is available upon request.

Interested parties should be mindful of the following:

- The Moor Park Conservation Area.
- Grade II* Registered Park and Gardens adjacent.
- Nearby existing residential uses.
- Preston City Council's Affordable Housing Policy (Policy 7).
- Central Lancashire Affordable Housing SPD (October 2012).
- Community Infrastructure Levy (CIL) – dwellinghouses are CIL liable but apartments are not.

Interested parties should make their own enquiries via Preston City Council Planning Department.

Tenure

Freehold with the benefit of vacant possession.

Guide Price

Offers in excess of £400,000 are invited.

Photographs and Plans

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

Offers Proposals

Interested parties are invited to complete a Bid Proforma as part of their proposals. Closing date for offers is Friday 24 November at 12 noon.

Proposals should include the following:

- A financial offer
- Detail of all the conditions associated with the offer
- A schematic plan
- Timescale for delivery including planning programme
- Proof of funding

Legal Costs

The incoming Purchaser will be responsible for the Council's reasonable legal and surveyors costs in the transaction.

VAT

All figures quoted are exclusive of, but may be subject to, VAT at the prevailing rate.

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

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden / Andrew Taylorson

Email: hjh@eckersleyproperty.co.uk / at@eckersleyproperty.co.uk