

COMMERCIAL DEVELOPMENT SITE OPPORTUNITY

SLYNE ROAD | LANCASTER | LA2 6LW

SITE AREA 2 HECTARES
(4.94 ACRES)

Taylor
Wimpey



LOCATION & ACCESSIBILITY

The City of Lancaster is the historic county town of Lancashire in the north west of England on the banks of the River Lune and the historic Lancaster Canal. Lancaster Castle, owned by the Duchy of Lancaster dating back to Roman times and occupying a prominent situation overlooking the city, is one of numerous historic attractions drawing tourists to the city.



Located close to junction 34 of the M6 motorway, Lancaster's strategic location in the north west offers excellent connectivity with Manchester, Liverpool and Preston to the south and the Lake District, Yorkshire Dales and Scotland to the north. Heysham Port is primarily used for freight services to Ireland. The site is readily accessible to the New Bay Gateway (A683) linking Morecambe and Heysham to junction 34 of the M6. Access to the site will be from Halton Road.



Lancaster benefits from being situated on the west coast mainline with direct rail services to:

Preston	15 mins
Manchester	55 mins
Glasgow	2 hrs 4 mins
London	2 hrs 40 mins



[Google map link](#)

[What3words link: defender.resettle.stands](#)



LANCASTER DEMOGRAPHICS

Lancaster has an urban population of 143,000 and is the home to two Higher Education Institutions; Lancaster University and University of Cumbria with a combined total of over 18,000 students.



143,000
population



880,000ft²
retail space

It is a major regional shopping destination, offering circa 880,000 ft² of retail accommodation.

DESCRIPTION

The subject site comprises a prominent commercial development opportunity forming part of a large-scale housing scheme to be undertaken by Taylor Wimpey. It is a greenfield site with good communication links.

THE SITE AREA IS APPROXIMATELY
2 HECTARES
(4.94 ACRES)



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FURTHER INFORMATION

TENURE

Freehold

PLANNING

The North Lancaster Strategic Site which is allocated under Policy SG9 of the Lancaster Local Plan for residential development of up to 700 dwellings an area of 2 hectares of B1 employment land within the strategic allocation on land to the east, accessed via Kellet Lane. Policy SG9 also requires a comprehensive masterplan for the entire allocation to be prepared and agreed.

The agreed Masterplan for the North Lancaster Strategic Site was published in July 2023 and identifies 2ha of employment land in the east of the wider allocated site (within Phase 3 of the Comprehensive Masterplan) to the east of Green Lane and accessed via Halton Road/Kellet Lane. The supporting text to the policy sets out (Paragraph 15.17) that the 2 hectares of B1 employment land is identified within the North Lancaster Strategic Site "In order to meet an identified deficit in office space (as identified in the Council's Employment Land Review) in the district.

The Use Classes Order in England was amended on 1st September 2020, with Use Class B1 becoming Use Class E(g). Class E(g) – now encompasses offices and other commercial uses appropriate in a residential area.

TIMING

The expected start on site date is forecasted for June 2027. Infrastructure delivery is expected towards the end of 2028 or the start of 2029 subject to a full planning permission having been secured for all uses.

PROPOSALS

Expressions of interest for commercial development proposals are invited for the site as a whole or in part. Design and build options are also a consideration. Interested parties should highlight as much information as possible in respect of their own development intention including any funding arrangements they require.

ANTI 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.

CONTACT INFORMATION

For further information or to arrange viewings please contact:

Harry Holden
hjh@eckersleyproperty.co.uk

Andrew Taylorson
at@eckersleyproperty.co.uk



Lancaster Office
76 Church St
Lancaster, LA1 1ET

Preston Office
25A Winckley Square
Preston, PR1 3JJ

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