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**FOR  
SALE**



## RESIDENTIAL DEVELOPMENT SITE

0.25 hectares ( 0.63 acres )

**Land north of  
Bonds Lane  
Elswick  
Preston  
PR4 3ZE**

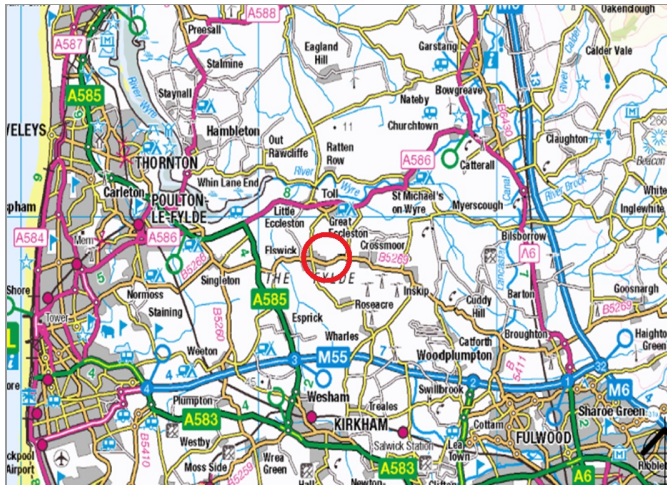
- Popular semi rural residential area
- Planning Permission Implemented
- Priced Competitively
- Full Planning Permission For 8 Detached Houses

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## Location

Elswick is a small rural village. It lies approximately 12 miles north west of Preston and 8 miles north east of Lytham St Annes and Blackpool.

It is well connected to the road network just off the A585 that links directly to Junction 3 of the M55 Motorway.

The site itself is located on Bonds Lane in the centre of the Village close to the junction of Copps Lane, Beech Road and Ash Road

Major employers in close proximity are Bae Systems at Warton; Springfield Fuels/Westinghouse; Leyland Trucks; University of Lancashire and Lancashire County Council.

## Description

The site is almost regular in shape, long and rectangular with broad dimensions of 106m long by 24m deep. It is relatively level with vehicular access points off Bonds Lane. The proposed development layout highlights individual unit vehicular access off Bonds Lane as was approved in the planning permission

The site was previously a surfaced car park for the former restaurant use adjoining.

## Site Area

The site area equates to approximately 0.25 hectares (0.63 acres) or thereabouts.

## Services

Interested parties should make their own enquiries in respect of the service availability and capacity in the area.

## Planning

The site achieved a Full Planning Permission on 1 April 2022 from Fylde Borough Council Decision Number 20/0363 and has been implemented, however interested parties are recommended to make their own separate enquiries to satisfy themselves.

Interested parties are invited to visit the Councils Planning Portal for all relevant background information ([www.fylde.gov.uk](http://www.fylde.gov.uk))

## Technical Information

Subject to registration of interest a dataroom, including technical information and drawings, will be made available.

## Tenure

Freehold with the benefit of vacant possession.

## Basis of Sale

Offers are invited on an unconditional basis, subject to contract.

Interested parties will need to provide proof of funding and a track record for delivery of schemes of a similar size or larger.

## Guide Price

£875,000.

## Photographs and Plans

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

## Professional Costs

The successful Purchaser will be required to contribute to the Sellers reasonable professional costs in the disposal and also be responsible for their own costs incurred in the transaction.

## VAT

All figures quoted are exclusive of, but may be subject to, VAT at the standard 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. Our client reserves the right not to accept the highest or any offer received.

## Enquiries

Via the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Andrew Taylorson/Harry Holden

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