

COMMERCIAL DEVELOPMENT OPPORTUNITY

SCHOOL LANE /
PRESTON LANCASTER ROAD (A6)

FORTON

PRESTON

PR3 0AT

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EXECUTIVE SUMMARY

An opportunity to acquire a prominent employment development site extending to approximately 1.00 hectare (2.47 acres) within the Wyre Council administrative area.

The site occupies a highly visible corner position at the junction of School Lane and Preston Lancaster Road (A6), providing strong frontage and accessibility.

Benefitting from planning permission under reference 22/0735/RELMAJ, the site offers a flexible opportunity for a range of commercial uses, suitable for developers, investors and owner occupiers.

SITE OVERVIEW

The site comprises a broadly level parcel of employment land positioned on a corner plot, enhancing prominence and development potential.

Its frontage provides excellent opportunity for access arrangements, visibility and branding, making it particularly attractive for occupiers requiring profile.

The site is suitable for a variety of schemes including single occupier development, multi-unit estates or phased delivery.



TOTAL
SITE
AREA

1.00 HECTARE 2.47 ACRES

LOCATION & ACCESSIBILITY

The property is situated at the junction of School Lane and Preston Lancaster Road (A6), providing direct access to the local and strategic highway network.

- + Prominent position with strong roadside visibility
- + Direct access onto an A-road, facilitating ease of HGV and commercial traffic movement
- + Well located for access to Lancaster, Garstang and Preston.
- + Connectivity to wider Lancashire and the regional motorway network

The location is well suited to industrial, trade counter, and business uses, particularly for occupiers seeking accessibility and profile.

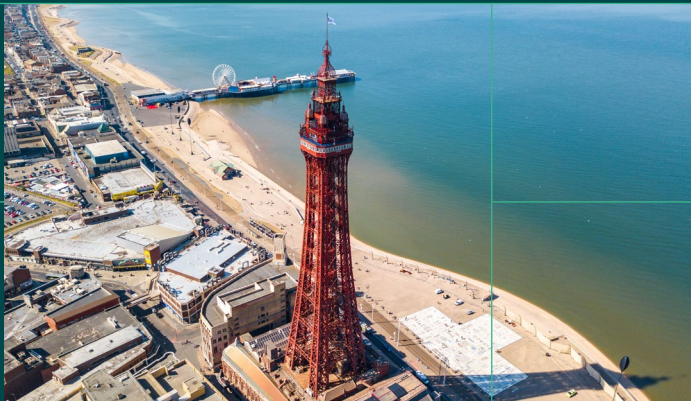


What3Words
relocated.
rope.
wanted



Click to view

**Google
Maps**



PLANNING & DEVELOPMENT POTENTIAL

The site benefits from planning permission under reference:

22/0735/RELMAJ – Wyre Council

The permission supports employment-led development, delineated in pink on the plan, with potential for uses including:

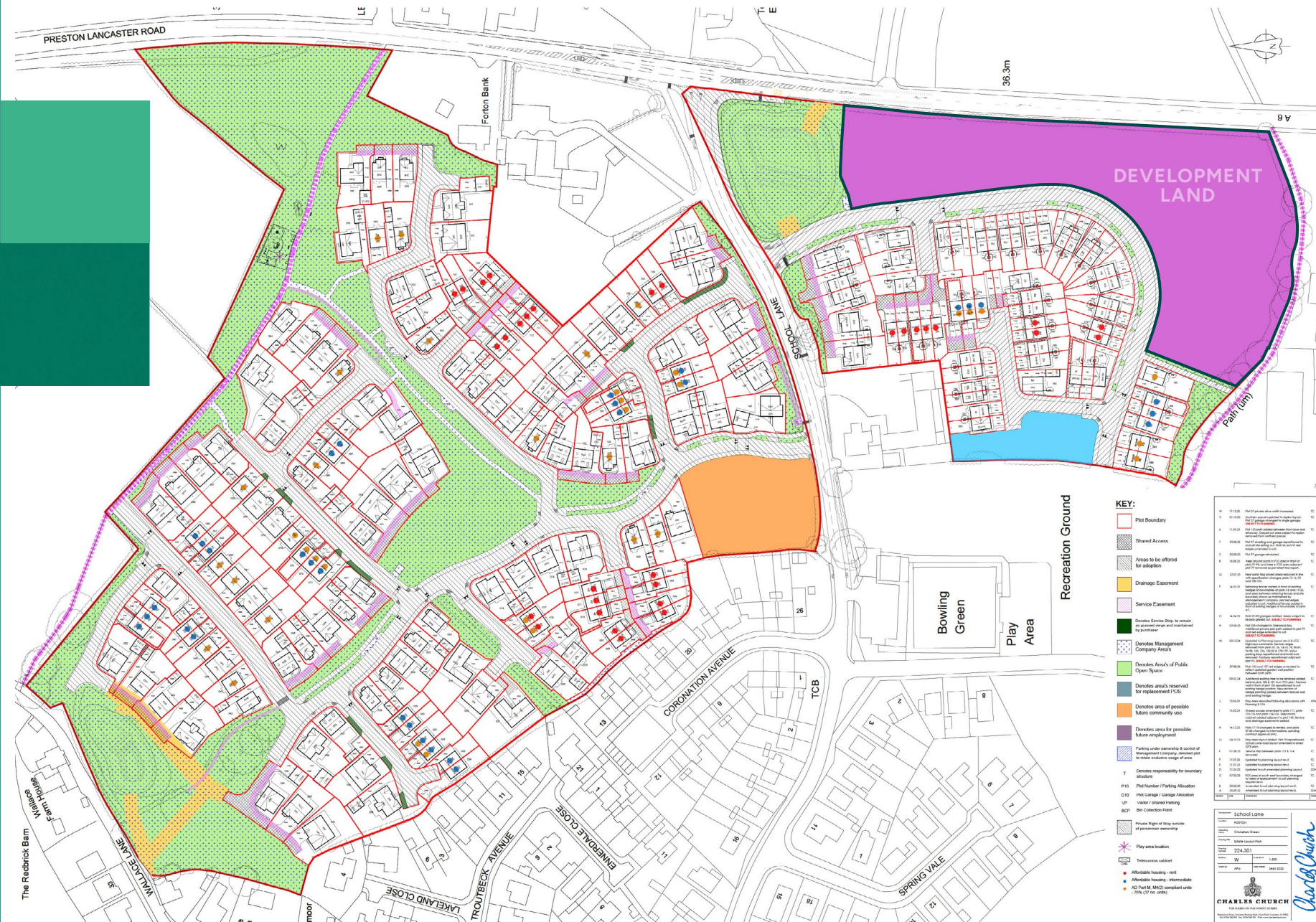
- + Industrial / warehouse accommodation
- + Business / office space
- + Trade counter or hybrid commercial uses (subject to planning)

The site offers flexibility for:

- + Multi-unit commercial schemes
- + Phased development
- + Owner-occupier requirements

TENURE

The site is available Freehold.



KEY:

- Plot Boundary
- Shared Access
- Access to be offered for adoption
- Drainage Easement
- Service Easement
- Overhead Service Strip to remain in place and not be maintained by purchaser
- Overhead Management Company Areas
- Overhead Area's of Public Open Space
- Overhead area's reserved for replacement of C&G
- Overhead area's for possible future employment
- Parking under ownership & control of Management Company, reserved for the replacement of C&G
- Overhead responsibility for boundary structures
- Plot Number / Plotting Allocation
- C&G Plot Change / Change Allocation
- VD Water / Shared Draining
- BS1000 Sewer
- Private Right of Way reserved for future ownership
- Play area location
- Telecommunications
- Affordable housing - rent
- Affordable housing - intermediate
- 20% Part 8 MCH consistent with 20% (137 No. units)

REVISIONS:

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SCHOOL LANE

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CHARLES CHURCH

Charles Church

PROPOSALS & EXPRESSIONS OF INTEREST

Expressions of interest for commercial development proposals are invited for the site as a whole or in part.

Interested parties should highlight as much information as possible in respect of their own development intention, including any funding arrangements they require.

Further details regarding timings are to be confirmed (TBC).

FURTHER INFORMATION

For further information, access to documentation, or to arrange a site inspection, please contact:

HARRY HOLDEN

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Preston: 01772 883388



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