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incorporating Irvine Taylor

**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

RESIDENTIAL DEVELOPMENT SITE

2.03 hectares (5 acres)

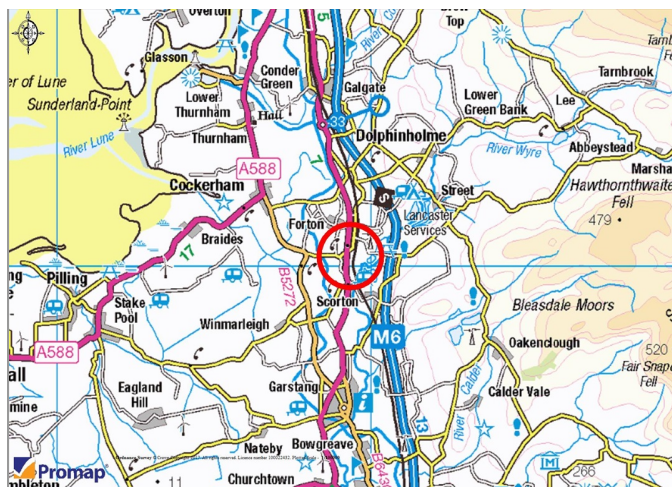
Land adjoining
The New Holly
Lancaster Road
Forton
Preston
PR3 0BL

- Outline planning permission for 38 dwellings
- Semi-rural location
- Highly accessible
- Ideal development opportunity

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 Lancaster
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Location

The land is situated on the eastern side of the Lancaster Road (A6), just east of Forton Village.

Garstang Town Centre is 4 miles to the south of the site with Lancaster being approximately 11 miles north and Preston is approximately 20 miles south.

Description

The land comprises a self-contained field offering scope for residential development and presently benefits from outline planning permission for 38 residential units.

The site has a variable topography rising from the main A6 frontage to the east where it abuts Hollins Lane.

Site Area

The site extends to approximately 2.03 hectares (5.0 acres) or thereabouts.

Services

It is understood that all mains services are available or are in the vicinity of the site including electricity, water and gas.

Interested parties are to satisfy themselves on the adequacy of the service infrastructure provision.

Planning

The site has the benefit of outline planning permission (16/00835/OUTMAJ) dated 13 November 2017 for a residential development of 38 dwellings, with associated access from the A6, Lancaster Road.

Interested parties are, however, advised to make their own enquiries with the local planning authority at Wyre Borough Council (tel. 01253 891000) in respect of any proposed development.

Tenure

Understood to be freehold and will be sold with the benefit of vacant possession.

Method of Sale

Interested parties are requested to register their interest and a link to technical related information and an informal tender proforma will be provided.

Offers are invited in writing by Friday 20 April 2018 at 12 noon.

Additional Information

To assist with clarity, any offer should include the list of abnormal development costs taken into account within the offer and a list of items that may subsequently affect the offer price.

Offers can be made subject to conditions but those conditions should be clearly stated. The chosen party will be given the opportunity to conclude site investigations.

Any proposal to increase the density of development will be subject to an overage provision within the legal agreement to be entered into.

VAT

The purchase price may be subject to VAT at the standard rate.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Fiona Warren/Andrew Taylorson

Email: fw@eckersleyproperty.co.uk
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