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Commercial Property Consultants
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eckersley
incorporating Irvine Taylor

**FOR
SALE**



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RESIDENTIAL DEVELOPMENT OPPORTUNITY

1.62 hectares (4 acres)

Land opposite
26-38 Lancaster Road
Overton
LA3 3EZ

- Situated in a semi-rural location
- Full planning permission for 32 dwellings (includes 12 affordable units)
- Greenfield development opportunity
- Close to village centre and amenities

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Location

The property is situated on the east side of Lancaster Road on the northern fringe of the village of Overton.

Overton is situated in a semi-rural location to the south west of Lancaster and south of Morecambe and Heysham.

The 2011 census confirmed a resident population of 1,069.

Description

The land in question comprises two fields offering scope for residential development and has a relatively flat topography but falling slightly from the south towards the north.

Site Area

Approximately 1.62 hectares (4.00 acres).

Services

It is understood that all mains services are available to the site including gas, water, electricity and foul drainage.

An option to secure a surface water drainage easement over third party land is in place.

Planning

The site has a full (detailed) planning permission with conditions (reference 16/01136/FUL) for 32 dwellings with gardens and parking. The planning permission is subject to a Section 106 Agreement that provides for 12 affordable units plus an education contribution of £60,727.18.

Planning cont'd...

The development proposal comprises 10, 2-bedroom semi-detached bungalows; 3 detached houses with garages; 2 apartments; 6, 3-bedroom semi-detached houses; 6, 3-bedroom mews houses and 5, 2-bedroom mews houses

Detached garages and driveways are set into each plot providing a minimum of 2 car parking spaces per unit.

The scheme incorporates three areas of open amenity space and a flood attenuation plan as part of site surface water drainage strategy.

Interested parties are recommended to make their own enquiries of the planning department at Lancaster City Council (tel. 01524 582900).

Technical Information

Interested parties are requested to formally register with Eckersley who will provide an electronic link to useful technical information that is available or alternatively this can be provided on disk. Please also refer to the planning portal at Lancaster City Council.

The technical information includes, but is not limited to the following:-

1. Planning Decision Notice
2. Section 106 Agreement
3. Location Plan
4. Site Plan
5. Design & Access Statement
6. Flood Risk Assessment
7. Habitat Risk Assessment
8. LCC Highways
9. Option Agreement
10. Phase I Report
11. Risk Assessment
12. Tree & Hedge Survey
13. United Utility Drainage Conditions

Tenure

The land in question is held freehold in two separate interests, but is to be sold as one.

Method of Disposal

Interested parties are requested to confirm formal offers by Thursday 14 March 2019.

Offers on a conditional or unconditional basis will be considered.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Andrew Taylorson / Fiona Warren

at@eckersleyproperty.co.uk /

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