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**FOR
SALE**



**INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY**

RESIDENTIAL DEVELOPMENT LAND

3.61 hectares (8.91 acres)

**Holly House Barn
Garstang Road
Barton
Lancashire
PR3 5DQ**

- Attractive semi rural village setting with excellent communications north and south
- Easily accessible location close to Garstang and Broughton
- Benefits from outline planning consent for 72 residential units and up to 320 m² A1 retail
- May sell the residential and commercial elements separately

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 Castle Chambers E | lancaster@eckersleyproperty.co.uk
 China Street
 Lancaster
 LA1 1EX

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Location

The site is located fronting the A6 Garstang Road providing excellent profile immediately to the south of Barton and north of Broughton providing superb communications for commuters. The newly completed Broughton bypass is less than 1 mile distant connecting with the M6 and M55 motorways at junctions 32 and 1 respectively.

Garstang lies approximately 5 miles to the north whilst north Preston is circa 2 miles to the south.

Description

The site extends to a gross area of approximately 3.61 hectares (8.91 acres) being generally level in nature. The site is greenfield and continues to be used for agricultural purposes with hedgerow boundaries.

Services

It is understood that all mains services are available to the site from Garstang Road (A6).

Interested parties are advised to make their own enquiries to satisfy themselves in this regard.

Tenure

Freehold with the benefit of vacant possession.

Planning

The site has the benefit of an outline planning permission for the development of 72 dwelling houses and up to 320 m² of A1 retail. Planning permission was granted on 3 January 2018, reference 16/00625/OUTMAJ subject to a Section 106 Agreement.

The S106 obligations include; £24,850 towards footpath works, £183,000 towards sustainable transports works, primary and secondary education contributions and 30% affordable housing. The tenure split has not yet been agreed.

Further information is available within the technical pack, however, interested parties are invited to make any planning related enquiries via the local planning authority, Wyre Borough Council (01253 891000).

Technical Information

In the first instance interested parties are requested to formally register with Eckersley, who will thereafter provide an electronic link to download the technical pack or alternatively this can be provided on disc. The technical information includes but is not limited to the following:-

1. Site plan delineating the residential and commercial
2. Decision notice
3. S106 agreement
4. Design & access statement
5. Ecological report
6. Flood risk & drainage assessment
7. Indicative scheme layout
8. Topographical survey
9. Transport & access assessment
10. Phase II survey

Method of Sale

Offers are invited for the freehold interest either as a whole or the residential element in isolation.

Timescales and the offer format will be provided in due course.

Proposals

To assist with analysing offers, we would request that proposals identify any abnormal development costs which have been taken into account (if any) and any further costs that may subsequently require deduction from the offer.

We request that any conditions are clearly stated. The selected party will be given the opportunity to conclude any investigations before finalising a net payable figure.

VAT

We understand that the purchase price will not be subject to VAT.

Enquiries

Further information is available via the sole agents:

Eckersley

Contact: Mark Clarkson
 Telephone: 01772 883388

Email: mac@eckersleyproperty.co.uk