

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

STRATEGIC RESIDENTIAL DEVELOPMENT OPPORTUNITY

7.289 hectares (18 acres)

**Escowbeck Farm
Quernmore Road
Caton
Lancaster
LA2 9NE**

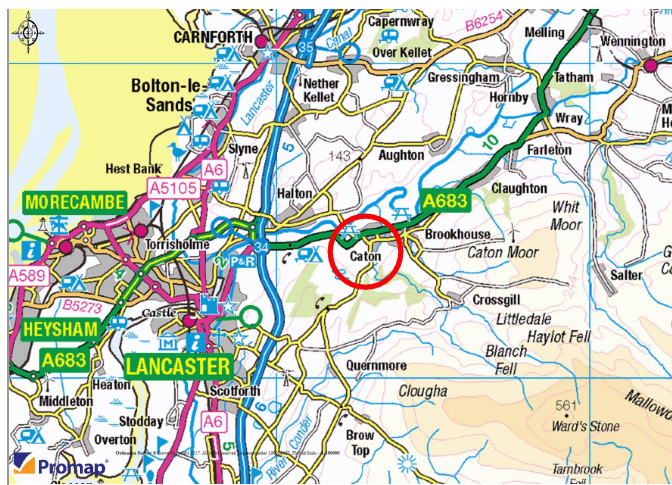
- Identified for residential development
- Located within the Lancaster SHLAA
- Highly accessible location
- Edge of Village
- Rural aspect

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 Starkie Court F | 01772 881602
 13 Starkie Street E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3LU

Lancaster office T | 01524 60524
 Castle Chambers F | 01524 381477
 China Street E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1EX

eckersley
 incorporating **Irvine Taylor**



Location

The property is situated on the western side of Quernmore Road on the south western fringe of the village of Caton. Adjoining land uses include established residential dwellings on the opposite and eastern side of Quernmore Road.

Vehicular access along Quernmore Road is readily available. Caton-with-Littledale is situated within the Forest of Bowland area of Outstanding Natural Beauty and lies 5 miles north of Lancaster City Centre.

The village consists primarily of modern housing mixed with a number of 17th and 18th Century traditional properties. Caton has a primary school, a Post Office, a community health centre and other local amenities.

Description

The site comprising of agricultural fields, woodland, a large detached house, existing farm cottages and outbuildings on a site of varying topography extending to an approximate total of 7.289 hectares (18.0 acres) gross.

Services

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

Interested parties are invited to make their own investigations in respect of service availability and capacity.

Planning

The site has the benefit of a full planning permission for the development of 5 dwellinghouses within the existing farm buildings and the building complex including 2 new units.

Planning permission is dated 19 October 2016 reference 16/00913/FUL and is subject to a number of conditions.

The two agricultural fields are identified in the Lancaster SHLAA as having residential development potential within a period of 6 to 10 years.

Interested parties are recommended to make their own enquiries with the local planning authority at Lancaster City Council (tel. 01524 582950).

Tenure

Freehold with the benefit of vacant possession.

Technical Information

Interested parties are requested to formally register with Eckersley who will provide an electronic link to download the technical information available. Alternatively this can be provided on disk. Technical information relating to part of the site includes, but is not limited to the following:-

1. Planning Decision Notice
2. Indicative Scheme Layout
3. Planning Statement
4. Title Information

Method of Disposal

Parties are invited to confirm their interest and formal proposals to secure the site.

Proposal Contents

To assist in analysing offers, we request that offers identify the calculated net development site area, any abnormal development costs that have been taken into account (if any) and any further costs that may subsequently require deduction from any offer figure presented.

We request that any conditions, along with the time period required to conclude investigations, are clearly stated.

Consideration may be given to conditional offers which increase the development density or vary any of the conditions contained within the existing planning permission if supported by a layout plan and a planning commentary.

VAT

The sale may be subject to VAT at the standard prevailing rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Fiona Warren/Andrew Taylorson

Email: fw@eckersleyproperty.co.uk
at@eckersleyproperty.co.uk