

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

FOR
SALE

8m easement line taken
from top of bank to Dow
Brook from drawing
no.14E003/001-007 by
Survey Operations



RESIDENTIAL DEVELOPMENT LAND

4.94 hectares (12.21 acres)

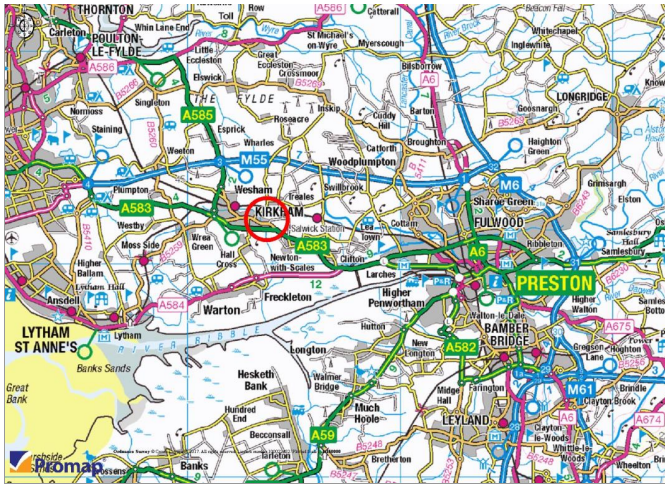
Brook Farm
Dowbridge
Kirkham
Lancashire
PR4 3RD

- Attractive semi rural setting backing onto open countryside
- Easily accessible location to the east of Kirkham with access from the A583
- Benefits from outline planning consent for 95 residential units
- Excellent commuter location

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Location

The site is located to the east of Kirkham being accessed from Dowbridge/Blackpool Road close to its junction with the Kirkham Bypass (A583) which connects Preston with Blackpool.

The immediate location whilst being very accessible provides an attractive semi rural setting with the proposed development incorporating a linear park to the south west along its entire boundary. The immediately surrounding properties are generally larger detached and semi detached dwellings.

Kirkham Town Centre lies approximately 13 minutes walk to the west and offers an excellent range of amenities including Kirkham and Wesham railway station which connects with Poulton le Fylde, Lytham and Blackpool to the west and Preston to the east.

Description

The site extends to a gross area of approximately 4.94 hectares (12.21 acres) being generally level in nature. The site comprises Brook Farm Piggery together with open farm land and is to be sold with vacant possession.

The adjoining farmland to the north and east is also being promoted for development and therefore access is to be reserved along the estate roadways to facilitate future housing.

Services

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

The utility services infrastructure report within the technical pack provides further detail 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 95 dwelling houses. Planning permission was granted on 19 December 2016, reference 15/0827.

The S106 obligations include; primary and secondary education contributions to be calculated based on the number of bedrooms; £15,000 towards pedestrian cycle improvements; £10,000 towards a speed measurement survey; £1,000 per dwelling towards public transport; £6,000 towards a travel plan and no less than 30% affordable housing units with an indicative tenure mix of 70% affordable rented and 30% discounted OMV. Discounted OMV should not exceed 80%. We understand that the tenure split could be varied to 50/50 between affordable rented and discounted OMV.

Further information is available within the technical pack, however, interested parties are invited to make any planning related enquiries via the local planning authority, Fylde Borough Council (01253 658658).

Technical Information

In the first instance interested parties are requested to formally register with Eckersley, who will 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. Decision notice
2. S106 agreement
3. Design & access statement
4. Ecological report
5. Flood risk & drainage assessment
6. Landscape Masterplan
7. Infrastructure/utilities report
8. Topographical survey
9. Geo Environmental Assessment
10. Hydraulic Assessment
11. Transport & access assessment

Method of Sale

Offers are invited for the freehold interest by way of informal tender.

Offers to be submitted to Eckersley (Preston Office) by 12 noon on Tuesday 28th February 2017 addressed for the attention of Mark Clarkson.

Proposals

A guidance letter will be provided which sets out any assumptions or any detail required to form part of the tender.

Offers will be considered based on the current outline consent or subject to a reserved matters application with our clients having a preference to receiving offers based upon the outline.

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.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Enquiries

Further information is available via the sole agents:

Eckersley

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