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incorporating Irvine Taylor

FOR
SALE



RESIDENTIAL DEVELOPMENT LAND

6.59 hectares (16.28 acres)

Land at Bank Hall Farm
off Sandy Gate Lane
Broughton
Preston
PR3 5JA

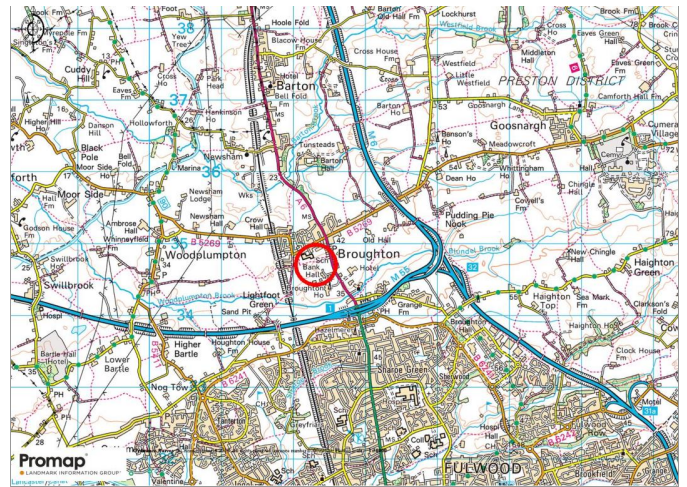
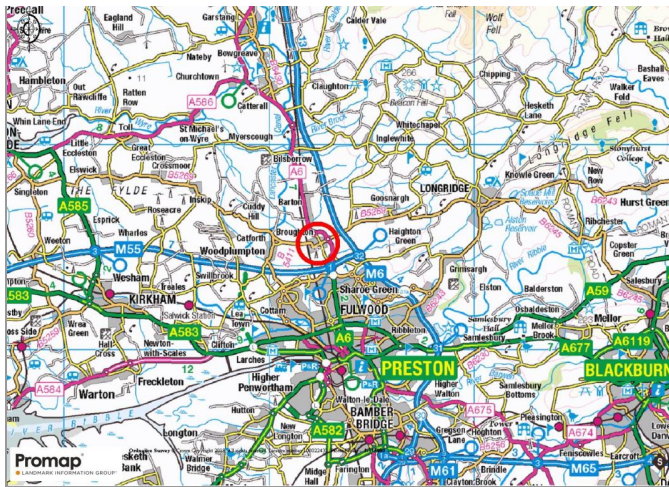
- Very attractive semi rural village setting with open aspects
- Excellent communication links
- Primary and secondary schools benefiting from Ofsted ratings of 'Outstanding'
- Benefits from outline planning consent for 97 residential dwellings
- Very low density scheme (6 dpa)

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Location

The site is located on the edge of the popular village of Broughton being an affluent semi rural settlement to the north of Preston.

Access is from the A6 Garstang Road immediately to the south of the new Broughton bypass via Woodplumpton Lane and Sandy Gate Lane which consist mainly of larger detached and semi detached houses and bungalows thus providing an attractive approach to the site.

Broughton together with surrounding villages, including Woodplumpton, Catforth, Higher Bartle and Goosnargh, offer a range of retail and leisure facilities plus very popular primary and secondary schools including Broughton-in-Amounderness Primary School and Broughton High School both benefiting from Ofsted ratings of 'Outstanding'.

Description

The land extends to a gross site area of approximately 6.59 hectares (16.28 acres) being greenfield, generally level in nature with 2 ponds and hedgerow boundaries.

The location provides open aspects to the North and South by way of school playing fields and farmland respectively. Furthermore, the site provides a direct connection to the Preston Guild Wheel, a 21 mile cycling and walking route which encircles the city thus not only providing access to the city centre but also to nearby suburbs providing employment and leisure destinations.

Services

It is understood that all mains services are available to the site from Sandy Gate Lane.

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 97 dwelling houses. Planning permission was granted subject to a Section 106 Agreement following an appeal on the 3rd April 2018 – Planning Reference 06/2016/0736 and Appeal Reference APP/N2345/W/17/3179105.

The S106 obligations include; £6,000 towards a travel plan, primary education contributions and 35% 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 to the local planning authority, Preston City Council (01772 906912).

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

1. Site plan
2. Illustrative layout
3. Appeal decision notice
4. S106 agreement
5. Design & access statement
6. Ecological report
7. FRA & SDA
8. Utility study
9. Topographical survey
10. Transport & access assessment

Please note that a Phase II intrusive survey is being prepared and will be available shortly.

Method of Sale

Offers are invited for the freehold interest by way of informal tender with timescales and offer guidelines to be provided in due course.

As indicated earlier a Phase II survey is being prepared and will be available shortly.

Proposals

Offer guidelines will be provided which set out any assumptions or detail required to form part of any offer.

To assist with analysing offers, we would request a full schedule of assumptions and any associated costs be provided including any conditions that remain being clearly stated along with any further costs that may subsequently require deduction from any offer.

The selected party will be given the opportunity to conclude any investigations (if any) before finalising a net payable figure.

Offers will be considered based on the current outline consent or subject to a reserved matters application.

Photographs and Plans

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

VAT

We understand that the purchase price will be subject to VAT.

Enquiries

Further information is available via the sole agents:

Eckersley

Contact: Mark Clarkson
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