

COWBURN LAND

Chartered Surveyors
Land Agents
Development Land Consultants



Residential Development Land

2.61 Hectares (6.45 Acres) Gross

Land west of Garstang Road,
Broughton,
Preston,
PR3 5JA.

For Sale- Offers by 12 noon 9th April 2025



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Outline Planning Permission for up to **51 dwellings**.

Superb semi-rural, edge of village setting with great local amenities and transport links via M6 and M55.

Sought after village. Few available residential development opportunities and no locally proposed allocations.

Indicatively around **3.95 net developable acres** (1.6ha) and over **62,000 square feet** of accommodation.



Location

This site is set on the edge of the village of Broughton which has had its public realm recently rejuvenated and is connected to the Guild Wheel cycle network. The village is known for its excellent schools (Ofsted Outstanding) and its local service centre with co-op food store, pub, restaurant and ancillary facilities within easy walking distance. This combined with the superb motorway access makes this a highly sought-after location.

Description

The site extends to a gross area of approximately 6.45 acres of grassland within the Preston City Council boundary. The original planning applications were refused and followed by a successful appeal. The original References were:

- 06/2021/1104 refused 6th January 2022
- 06/2023/0030 Refused 4th April 2023
- allowed appeal APP/N2345/W/23/3330709

The site boundary is as per the sale plan in the data room. This differs slightly from the location planning plan due to the retention of the agricultural access. This will not affect the developable area or reserved matters application.

Planning Obligations

The headings for the Section 106 Agreement contain the following contributions:

Education – the initial assessment of the outline scheme for 51 units requires education contributions of £582,811 for a mixture of primary and secondary places. A lower number of units would likely produce a lower assessment

CIL – Is payable in accordance with the local authority charging schedule.

Affordable Housing and Housing Mix

Save for there being 25% First Homes, the mix of affordable housing is to be determined. The inspector used Blue Pencil amendments to the section 106 agreement to that effect. It is worth noting the arrangements that the developer of the site to the east has achieved which are that the affordable units are wholly Discounted MV/shared ownership.

The planning conditions and section 106 contain provisions that control the mix of units to be constructed. There are cascade provisions built in. A synopsis is contained within the Data Room.

Technical Information

A data room of information including all technical reports is available here [DATA ROOM - Garstang Road, Broughton](#) Password on request.

Surface Water Drainage & Services

The surface water drainage strategy is contained within the data room. This will involve a pipe running through the vendors retained land via an easement. Terms for this element are contained in the draft transfer documentation within the data room.

Foul water connection is into the public network in the A6 to the north. This be via a pumped connection

Electricity is available via the onsite substation and gas connectivity is in the A6 highway.

Easements, Wayleaves and Rights of Way

There are a no rights of way, wayleaves or easements crossing the property at present. The property will be granted an easement for surface water drainage.

Title and Tenure

The site is offered for sale Freehold with Vacant Possession. The purchaser is to carry out all their own title enquiries.

Transfer Documentation

The vendors require road access to be provided to their retained land to protect the potential for future development. This is to be by way of an adopted highway constructed within agreed timescales to the westerly boundary as shown on the sale plan and as described in the draft transfer documentation.

Agricultural access is not required during the construction and sale phase. This is being retained as shown hatched orange on the draft sale plan in the data room.

A copy of the current draft transfer is available in the data room.

Letters of Reliance

Letters of reliance will be provided for appropriate consultants.

Indicative layout

Parties making an offer are expected to supply a copy of their proposed layout with the offer.

The latest indicative layout incorporating the requirements of the planning consent and the latest drainage strategy is shown overleaf.

An alternative layout has also been produced which is contained within the data room.

Proposals

Offers are invited with a preference for Unconditional offers. All offers will also be considered however preference will be given to unconditional offers. if subject to planning then the planning application proposed should be a reserved matters planning application.

Best Net Offers should be accompanied by the following documentation:

1. Offer on the prescribed form.
2. Detail of assumptions made and amounts of allowance for abnormal costs.
3. A layout and accommodation schedule showing:
 - a. Unit numbers
 - b. Net developable acreage (including affordable)
 - c. Housing Mix – numbers of beds
4. Identification under the anti-money laundering regulations.
5. Proof of and details of source of funding.

Once offers are considered we reserve the right to hold interviews prior to selecting a party to progress with.

For any areas of uncertainty please discuss initially with the agent and if required make stated assumptions and allowances on the prescribed form.

Photographs and Plans

Photographs, information and plans in these particulars are provided for identification purposes only.

VAT

The purchase price will be subject to VAT.

Viewing Arrangements

For parties wishing to walk the land arrangements should be made prior and strictly by appointment with the agents as there will be livestock in the fields.

Enquiries

Further information is available via the sole selling agent.

Cowburn Land

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