



NEW QUAY ROAD, LANCASTER, LA1 5QS



PRIME DRIVE-UP SELF STORAGE
FREEHOLD DEVELOPMENT OPPORTUNITY



WUKPG



THE OPPORTUNITY

- Rare opportunity to acquire a fully consented Freehold drive-up self storage development opportunity in Lancaster.
- Roadside position at Marsh Point, New Quay Road, Lancaster, LA1 5QS.
- Planning permission granted for a self storage facility comprising 475 drive-up storage units with associated security building, boundary fencing and access roads/parking.
- The approved scheme extends to 4,765.58 sq m (51,296.29 sq ft) across 475 units.
- 6.47 Acre site comprising 3 acres of developable land, with remaining land utilised to fulfil BNG obligations, surface water attenuation.
- Opportunity to phase the development, delivering 259 units initially before progressing the second phase in line with occupational demand.
- Alternative use potential for Industrial Open Storage or as an interim use before and / or during a phased development.
- Full Stage 4 fabrication design drawings available.
- Consent secured under planning application reference 24/01171/FUL.

MARSH POINT PRESENTS A FULLY CONSENTED DRIVE-UP SELF STORAGE SCHEME WITH PHASED DELIVERY POTENTIAL IN LANCASTER.

PROPOSAL

The Site is offered either as a freehold land sale at **£2,000,000 (Two Million Pounds) +VAT** or via a forward commitment for **£9,000,000 (Nine Million Pounds) +VAT**, with phased delivery options available on a pro-rata basis.

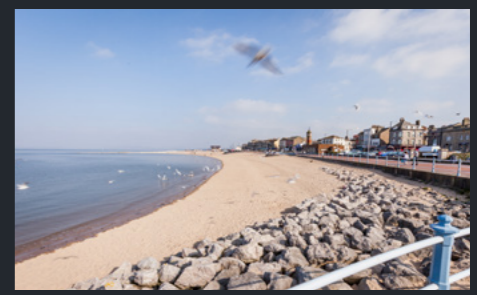
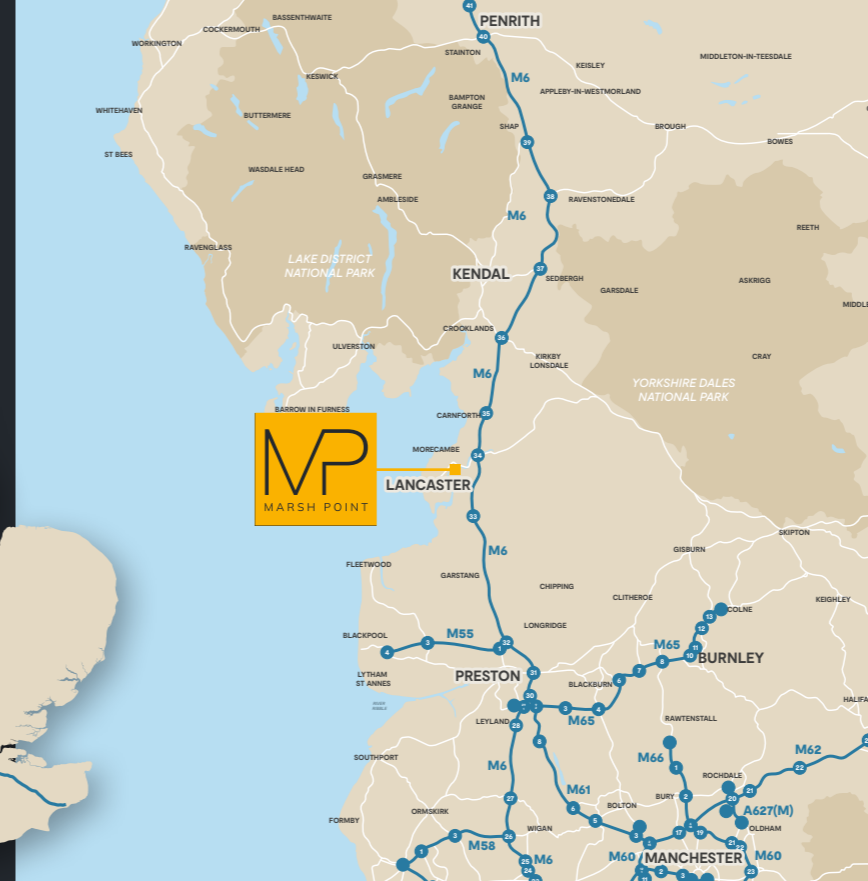
LANCASTER

Lancaster is one of the North West's most established commercial and university centres, strategically positioned between Manchester, Liverpool, Cumbria and Scotland.

The city benefits from direct access to Junction 34 of the M6 motorway together with strong regional connectivity via the West Coast Main Line. Lancaster University, recognised as one of the UK's leading universities, together with a growing regional economy, supports continued demand for business, trade and storage accommodation throughout the wider catchment.

Marsh Point occupies a prominent position fronting New Quay Road, within close proximity to the city centre, and established industrial occupiers.

The surrounding area comprises a mix of industrial, trade counter, logistics and commercial uses.



LANCASTER IS ONE OF THE NORTH WEST'S MOST ESTABLISHED COMMERCIAL AND UNIVERSITY CENTRES

Gateway to
The Lake District



26,000
Students &
2,500
Academics



Home to Lancaster University & University of Cumbria



40,000
households and
2,000+ businesses
within a c.5-mile
catchment

78.8%
Economically
Active

Above the
NW average



140,000+
Population



43%
Level 4 & Above
Qualification

A rise of 8% since 2014



**Strong Retail
& Leisure
Sector**



£100m
Investment

Eden Project
Morecambe



SITUATION

Marsh Point is situated just a mile from the centre of Lancaster on New Quay Road and within a short drive of junctions 33 and 34 of the M6 motorway.

The A6 passes through Lancaster city centre leading southwards to Garstang & Preston and northwards to Carnforth, Kendal and the Lake District.. The A683 link road, opened in recent years, has further improved access in the area to Morecambe, the nuclear power stations and port at Heysham.

Lancaster is served by the West Coast Main Line at Lancaster railway station.

Forming part of the wider 23 acre Lune Business Park, which totals 320,000 sq ft and is home to a wide range of occupiers.

Lancaster is home to both the University of Lancaster and the University of Cumbria



26,000+
Students



TO MORECAMBE/
HEYSHAM
←



SAT NAV: LA1 5QS

WHAT 3 WORDS
///PUNS.DOZEN.GOLD

NEW QUAY ROAD, LANCASTER, LA1 5QS



To M6 J33
↓

A STRATEGIC LANCASTER LOCATION SERVING CIRCA 40,000 HOUSEHOLDS AND 2,000+ BUSINESSES WITHIN A C.5-MILE CATCHMENT



ROAD

Lancaster benefits from excellent road connectivity being located just off the M6 motorway, one of the UK's major motorway routes running north-south and linking to the nationwide network.



RAIL LINKS

Lancaster Railway Station is on the West Coast Main Line and provides direct links to most major UK cities in under 2.5 hours.

Manchester	49 minutes
Liverpool	1 hour 1 minute
Leeds	1 hour 46 minutes
Birmingham	1 hour 47 minutes
Glasgow	1 hours 56 minutes
London Euston	2 hours 25 minutes



AIR



Manchester and Liverpool airports are both accessible in just over 1 hours drive providing extensive global connectivity.



There are 40,000 households and 2,000+ businesses within a c.5-mile catchment area with 5,000+ additional homes planned on allocated and other sites over the next 4 years in the Lancaster City Council area.



THE SCHEME

The approved scheme has been carefully configured to provide:

-  Excellent vehicular circulation.
-  Secure drive-up access.
-  Flexible unit mix.
-  Phased delivery capability.
-  Extensive servicing and operational efficiency.

The site plan provides a comprehensive mix of 50 sq ft to 300 sq ft drive-up units across multiple storage blocks together with a dedicated security building.

The wider ownership boundary also provides:

-  Biodiversity net gain delivery.
-  Sustainable drainage and attenuation infrastructure.



THE SITE PLAN PROVIDES A COMPREHENSIVE MIX OF 50 SQ FT TO 300 SQ FT DRIVE-UP UNITS ACROSS MULTIPLE STORAGE BLOCKS

FULLY CONSENTED DRIVE-UP SELF STORAGE DEVELOPMENT

Planning permission has been granted by Lancaster City Council for:

"Erection of self-storage units with associated security building, boundary fencing and creation of access roads/parking."

The consented scheme comprises:

- 475 drive-up storage units.
- 4,765.58 sq m (51,296.29 sq ft) of accommodation.
- Flexible unit sizes ranging from 50 sq ft to 300 sq ft.
- Dedicated security / management building.
- Internal access roads and circulation.
- EV charging provision.
- Secure operational layout.
- Extensive landscaping and green infrastructure.

The consent also presents a compelling phased delivery opportunity, allowing an operator or investor to:

- Develop and operationally stabilise Phase 1.
- Respond to proven occupational demand.
- Reduce upfront development exposure.
- Retain flexibility across the wider site.

The remaining undeveloped land offers valuable interim and long-term optionality, including industrial open storage capability.

The scheme is supported by full Stage 4 fabrication drawings, significantly reducing lead-in and delivery risk for purchasers or forward funding partners.



DEVELOPMENT & PLANNING

CONSENTED AND READY FOR DELIVERY

Planning permission was granted by Lancaster City Council on 23 March 2026 under application reference: **24/01171/FUL**

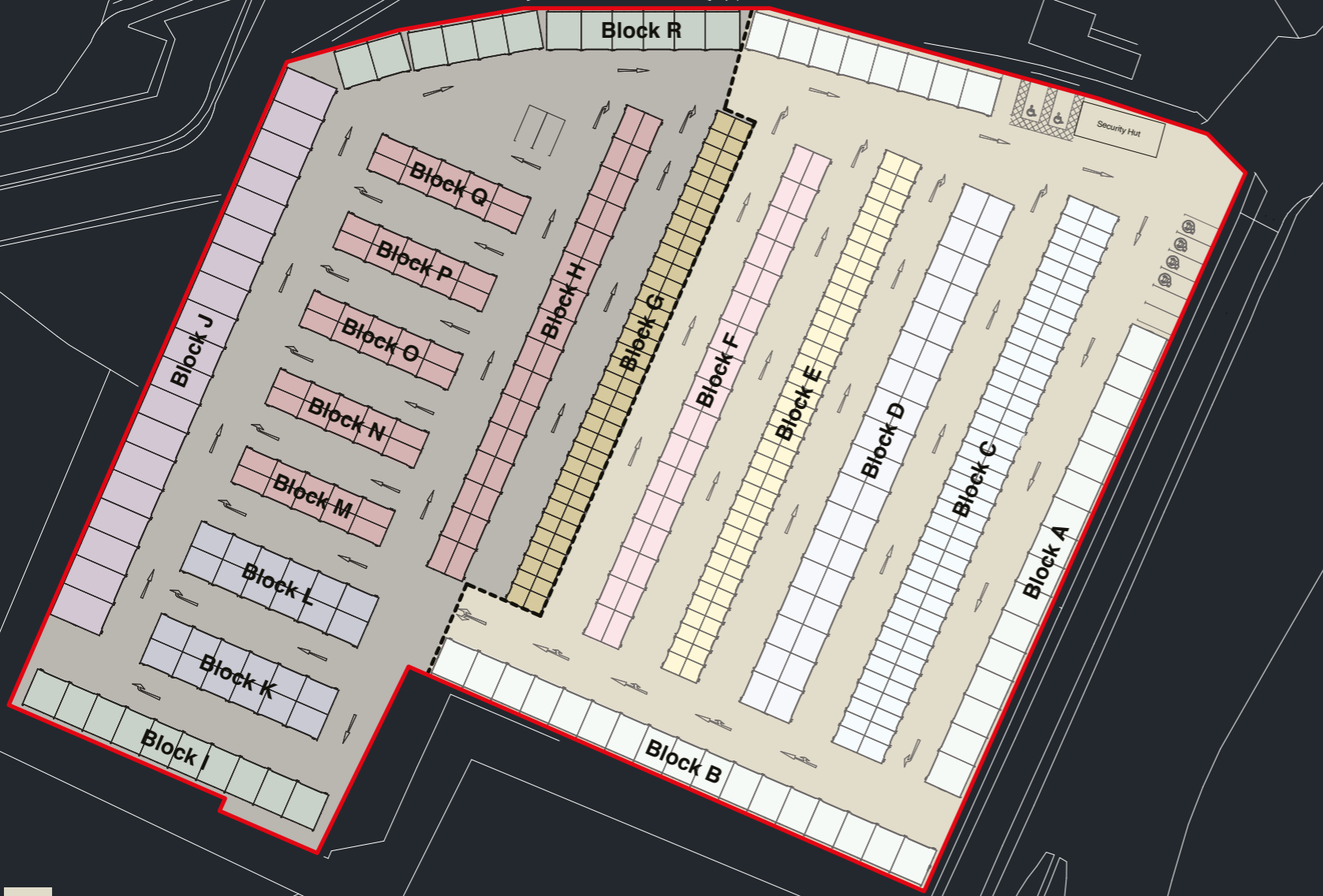
The permission includes:

- Approved layout and elevations.
- Drainage and biodiversity strategy.
- Sustainable development measures.
- EV charging provision.
- Landscaping and ecological enhancements.

The approved site extends to approximately 6.47 acres overall.



THE DEVELOPABLE SITE



PHASE 1
 PHASE 2

PHASING SCHEDULE

Phase	Count	Sq M	Area Sq Ft
Phase 1	260	2,435.15	26,211.74
Phase 2	215	2,330.43	25,084.54
TOTAL	475	4,765.58	51,296.29



FURTHER INFORMATION

TERMS

The Site is offered either as a freehold land sale at **£2,000,000 (Two Million Pounds) +VAT** or via a forward commitment for **£9,000,000 (Nine Million Pounds) +VAT**, with phased delivery options available on a pro-rata basis.

TENURE

The property is held freehold under Land Registry Title Number: LA640681



VAT

The land is opted to tax and as such VAT will be chargeable.

AML

In order to discharge its legal obligations, including under applicable anti money laundering regulations, the client will require certain information. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

FURTHER INFORMATION

Further information is available upon request, including:

- Title Plan
- Fabrication drawing pack
- Phase Plan
- Topo (PDF & DWG)
- All Approved Plans under PP 24/01171/FUL
- Flood Risk Assessment
- Drainage Design
- Energy Statement
- Ecological Impact Assessment
- All elevations
- Site Plans – Existing & proposed
- Landscape Works
- Lighting Plan
- Ground Investigation Report
- Phase 1 Preliminary Risk Assessment



NEW QUAY ROAD, LANCASTER, LA1 5QS

CONTACT

Shaun B Skidmore
+44 (0) 7908 530 441
shaun.skidmore@opreal.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk



WUKPG