

Expressions of Interest Sought

Development Opportunity



Land off Sandy Lane, Lower Bartle PR4 0RR



Site A

Location Plan

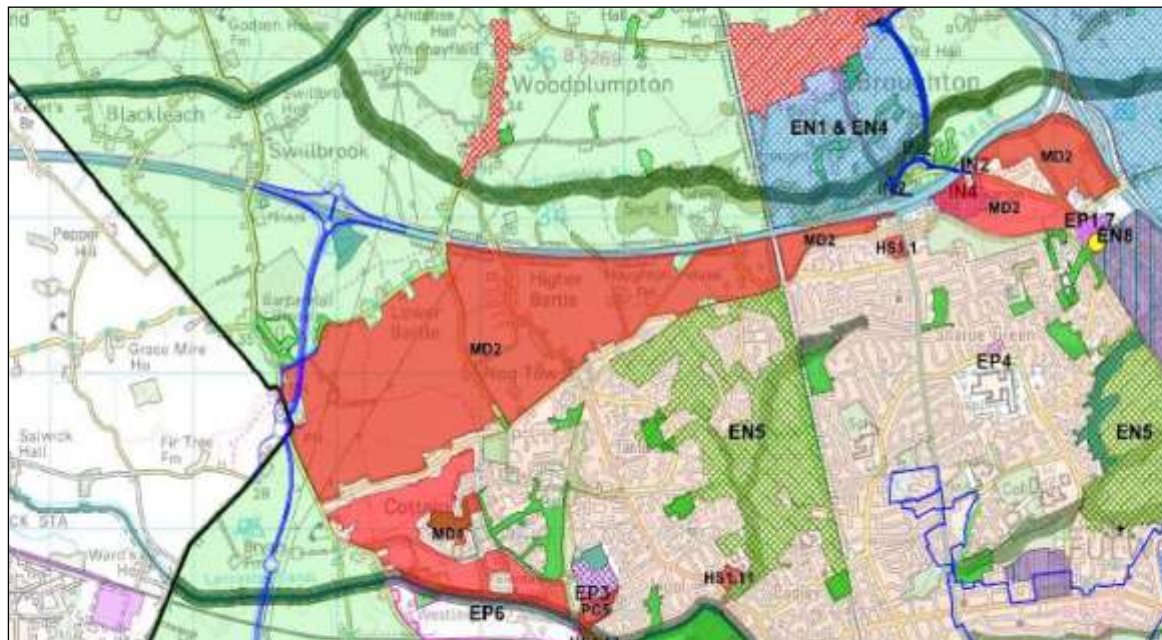
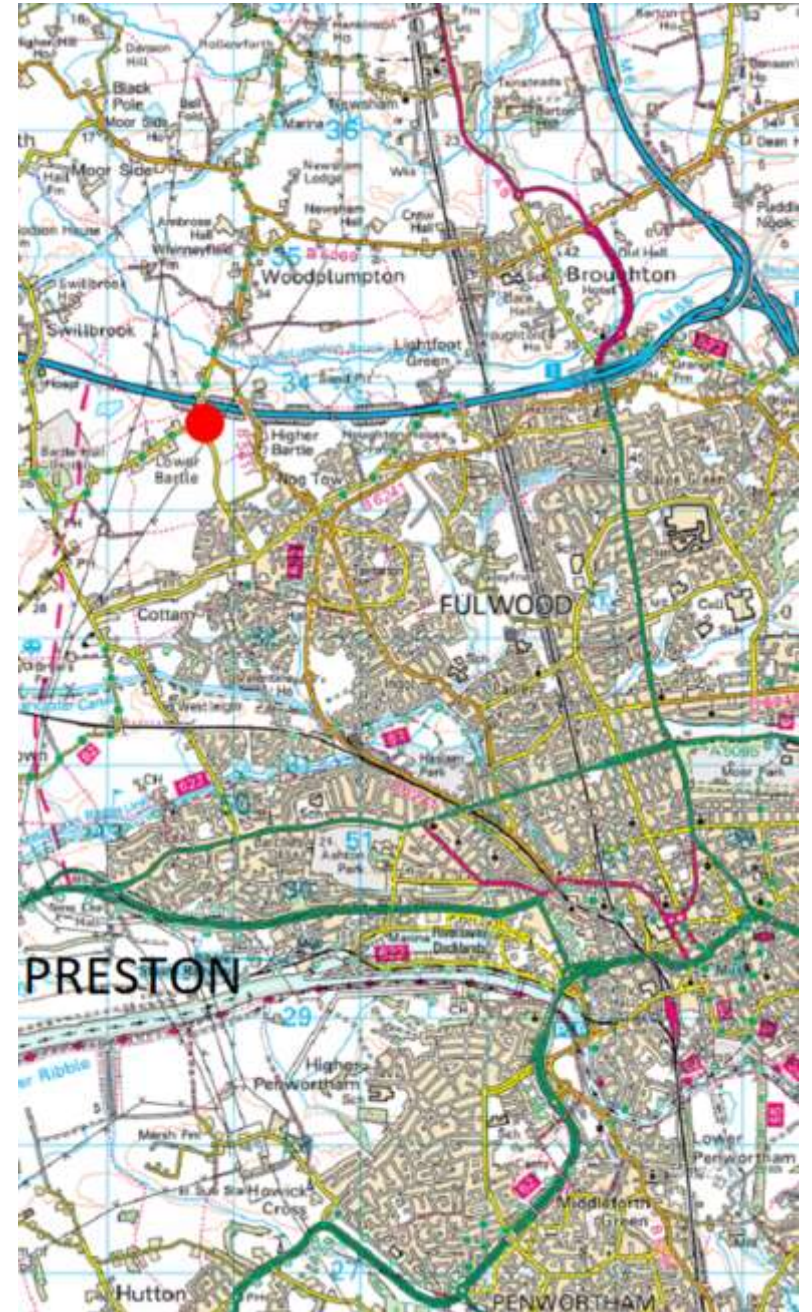


Fig. 1 Extract from the Adopted Local Plan Proposals Map

M55: approx. 8 miles

Preston: approx. 5 miles

Liverpool: approx. 44 miles

Manchester: approx. 40 miles

LOCATION

The sites are located directly off Sandy Lane on the outskirts of the hamlet of Lower Bartle. The area enjoys good transportation links to the M55 approximately 8 miles and M6, with major conurbations including Preston within easy reach.

DESCRIPTION

The two sites presently comprise open agricultural fields.

Site A comprises approximately 0.89 hectares (2.19 acres) with Site B comprising approximately 0.83 hectares (2,05 acres). Both are highlighted in red on the attached plans and aerial shot.

PLANNING

The land comprises part of a major housing allocation from the Adopted Preston Local Plan 2012 - 2026 (Adopted July 2015). Both lots are within housing site reference MD2 - North West Preston that is intended to deliver approximately 5300 new homes. (see Fig 1 extract)

Opportunities & Constraints

Both lots have a good frontage onto Sandy Lane, and it is envisaged that good visibility could be achieved for any new vehicular accesses. The sites are clear of development and comprise open grassland with hedgerows and trees to the field boundaries.

The south eastern land (Site A) is crossed by an overhead high voltage electricity line that runs in a south west to north east direction. Applications for housing that have been submitted by developers on adjacent plots have kept a buffer strip of 60m wide under the powerlines clear of built development, The land beneath the powerlines has been proposed on adjacent sites for surface water drainage attenuation ponds,

service roads, vehicle parking and manoeuvring areas, and open space.

Adjacent Development

Applications for residential development have been submitted by other developers on land to the south and east of Site A (the western side of Sandy Lane), and to the south of Site B (the eastern side of Sandy Lane).

Our sites could be included as part of a larger scheme or developed separately. The availability of our sites could increase design possibilities of adjacent land and provide development cost benefits.

TENURE

The property is offered freehold with vacant possession upon completion.

SERVICES

Interested parties should make their own enquiries of service providers to ascertain availability and capacity of services.

ARBORICULTURAL APPRAISAL

An Arboricultural Constraints Appraisal has been prepared and is available on our website.

ROADS & ACCESS

Both sites have access onto Sandy Lane which is understood to be an adopted highway. Interested parties must make their own enquiries as to the status of this and other roads and access to the sites.

EXPRESSIONS OF INTEREST

Prospective purchasers are invited to submit offers for Site A & Site B as detailed on the included plans either as a part of separately.

Offers based on outright purchase, conditional contract or option will be considered.

VIEWING

The site may be viewed from Sandy Lane.

ENQUIRIES

For further enquiries or to discuss an offer, please contact Jeff Crabtree or Lisa Bickerton on 01756 692900 or by email;

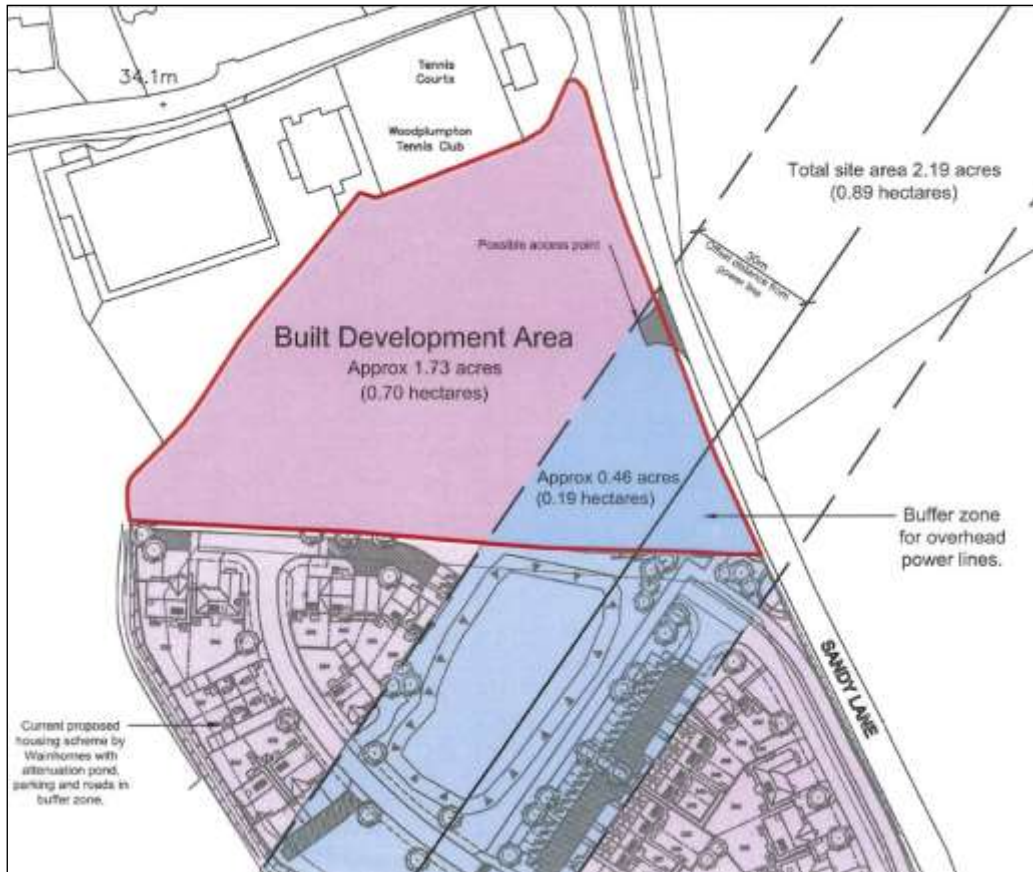
jeff.crabtree@wbwsurveyors.co.uk
lisa.bickerton@wbwsurveyors.co.uk

Details prepared: April 2021



Site B

Site A



Site B



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BD23 1UD
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