

FOR SALE PART COMPLETED RESIDENTIAL DEVELOPMENT OPPORTUNITY



PARKWOOD CHASE

Bryning Lane, Wrea Green, Preston PR4 2NL





SITE SUMMARY

An exciting opportunity to purchase a part completed residential development site, located in the upmarket and sought after village of Wrea Green.

The development site is planned to comprise 36 executive family homes, with eight plots having now been completed and sold. 28 plots are now remaining and in varying states of completion. Five of these homes are now complete, or close to completion and ready for sale.

No.	Plot Numbers	Stage of completion
2	1 & 30	Complete and ready for sale
3	2, 27 & 36	Constructed with internal works still to complete
3	5, 24 & 25	Partially constructed with foundations, elevations and roof in situ
6	3, 4, 6, 17, 18 & 26	Foundations and partial elevations in situ
1	19	Foundations dug
13	7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20, 21, & 22	Works yet to commence

In addition, there is a further house located to the entrance to the site which is included within the title and provides an opportunity for refurbishment and future sale.

The site is surrounded by agricultural land to two aspects with excellent views, and is within walking distance of the village green, primary school and amenities.

The site extends to approximately 1.65 hectares (4.08 acres).
The scheme density is circa 20 houses per hectare.

The freehold is for sale with vacant possession under title no's LA572258, LAN199912 & LAN130430.

Further information is available on request through the Parkwood Chase data room





LOCATION



The site is located in the sought after village of Wrea Green, approximately 4 miles north east of Lytham in Lancashire.

The site is a 5 minute walk (0.3 miles) from Wrea Green village centre.

Wrea Green has been the winner of the best kept village several times, and provides an attractive village church, green with duckpond, a 19th century pub and tennis club alongside other amenities. In addition, the village primary school has an outstanding OFSTED rating, with excellent secondary schools in the locality including the private Kirkham Grammar School. The neighbouring small towns of Lytham and Kirkham also host a number of top-performing high schools and independent Grammar schools.

Locally to the development there are a wide range of bars, restaurants and cafés, including the award winning Ribby Hall Village, The Orangery at The Spa Hotel, Orathai Restaurant and The Villa. Close by is also Lytham Green Drive Golf Club and St Anne's Old Links Golf Club.

The desirable seaside town of Lytham is a 10 minute drive from the site, with a range of amenities including bars, restaurants and independent shops.



POSITION



A583 BYPASS
1.5 MILES

M55 MOTORWAY
3.2 MILES

BLACKPOOL AIRPORT
7 MILES

LYTHAM
4 MILES

LYTHAM ST ANNES
6 MILES

KIRKHAM
2.3 MILES

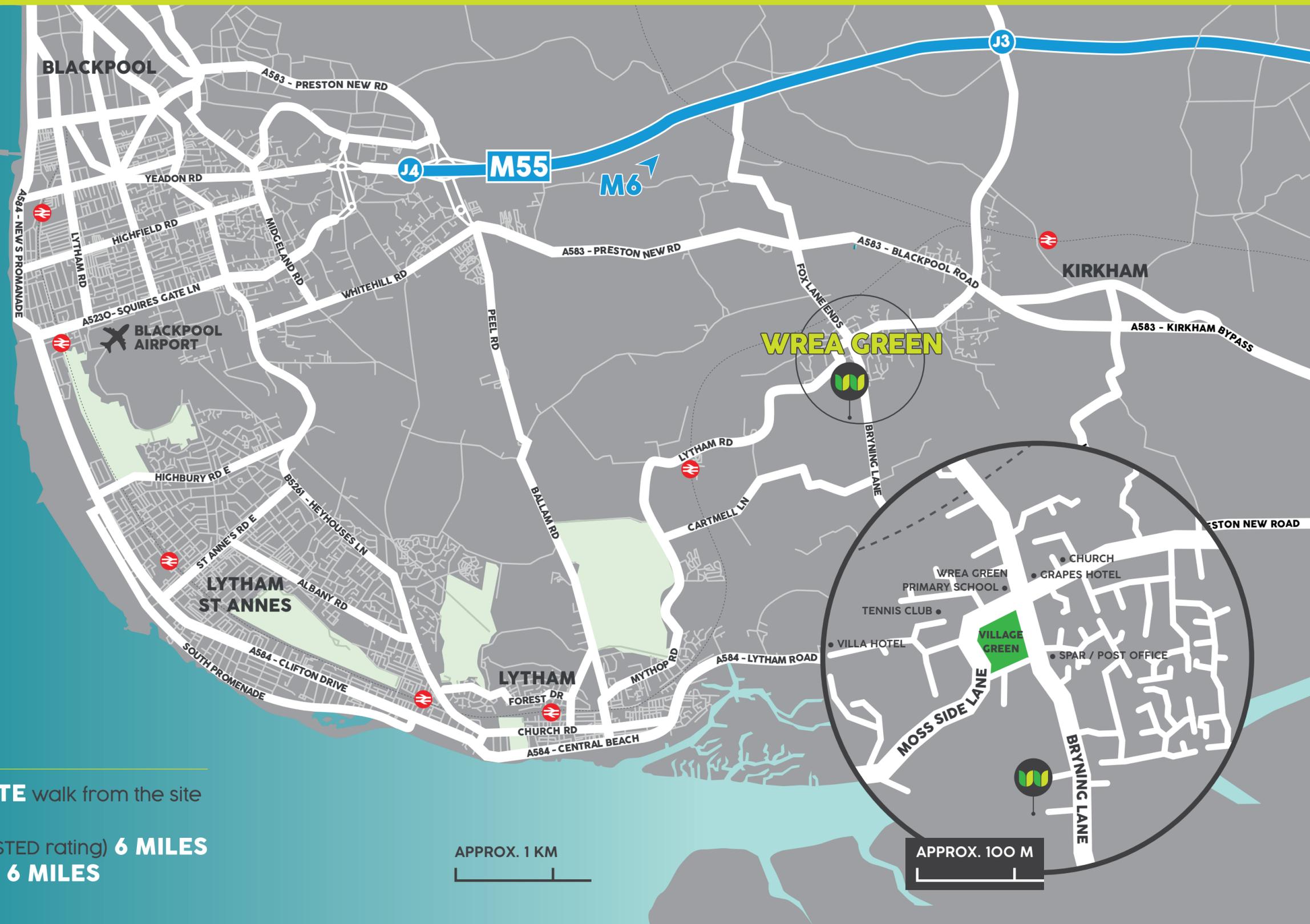
THE SITE IS POSITIONED WITHIN
5 MINS WALK
OF WREA GREEN'S STUNNING VILLAGE GREEN

EDUCATION

WREA GREEN PRIMARY SCHOOL - **10 MINUTE** walk from the site
(outstanding OFSTED rating)

LYTHAM ST. ANNES HIGH SCHOOL (Good OFSTED rating) **6 MILES**

ST GEORGE'S SCHOOL (good OFSTED rating) **6 MILES**



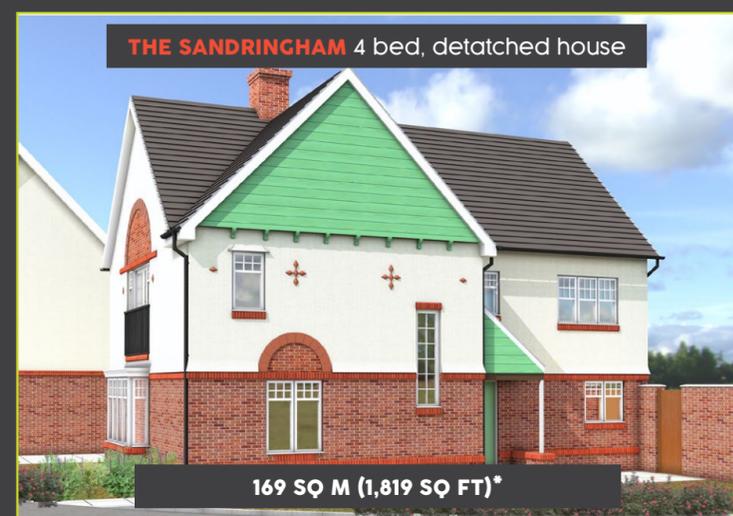
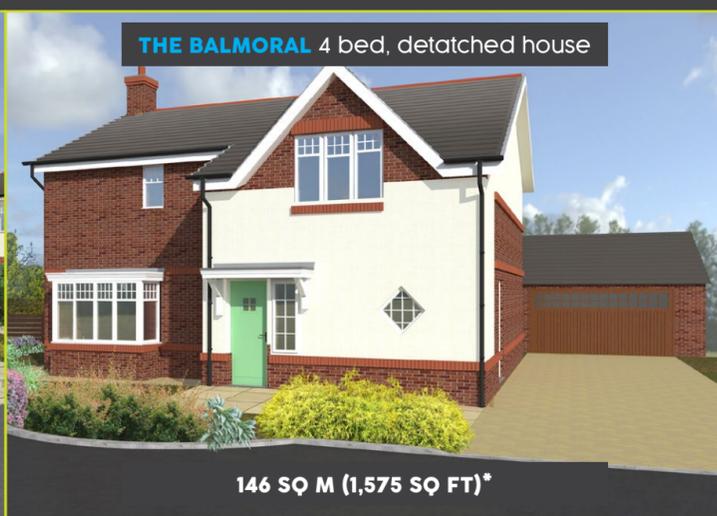


1.65
HECTARES
(4.08 ACRES)

- freehold site boundary
- excludes plots sold off on long leasehold titles



THE HOMES



*Gross Internal Area sizes



FURTHER INFO



FURTHER INFO

For further information, including access to the data room please visit: parkwoodchase.com or to arrange an inspection contact:

HOLLY SURPLICE

0161 710 2010

holly.surplice@landwoodgroup.com

AMY SELFE

0161 710 2010

amy.selfe@landwoodgroup.com

RICHARD PARKINSON

0161 710 2010

richard.parkinson@landwoodgroup.com



The site is being sold on behalf of the Administrators of Hollinwood Homes (Wrea Green) Ltd, who are acting without personal liability.

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. February 2020. RB&Co 0161 833 0555. www.richardbarber.co.uk

