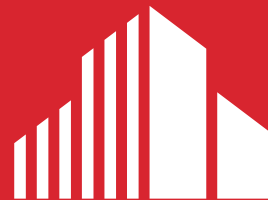


FOR SALE

Residential Development Opportunity



CUSHMAN & WAKEFIELD

ENTER

RESIDENTIAL DEVELOPMENT LAND AND BUILDINGS, HARRIS PARK, FULWOOD, PRESTON, PR2 9AB

- Unique opportunity to purchase a fantastic Grade II listed estate for residential regeneration and residential development land.
- Located in the affluent area of Fulwood.
- Total site area of 6.2 ha (15.33 acres) with rear of the site offering open grassland at 3.02 ha (7.47 acres) and the front of the site a conversion opportunity.
- Situated off the A6 a main arterial route through Preston, providing access to Junction 1 (1 mile north) of the M55 and the City centre (2 miles south).
- Preston train station is located 2 miles to the south providing quick access to Manchester and surrounding towns.
- Site suitable for a number of uses subject to planning.
- We are seeking both conditional and unconditional offers on a freehold basis.

SUBJECT TO CONTRACT

For further details please contact:

Alex Isles MRICS
T: 0161 455 3755
E: alex.isles@cushwake.com

Derek Nesbitt MRICS
T: 0161 455 3790
E: derek.nesbitt@cushwake.com



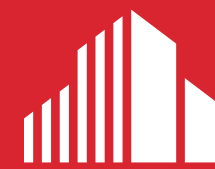
LOCATION

This residential development opportunity is located within the Fulwood area, North East Preston. Fulwood is an attractive residential suburb which offers excellent access to local amenities and services.

The area benefits from two supermarkets (including Booths), the Royal Preston Hospital, 4 Secondary Schools, 10 Primary Schools and further education is provided at Preston's College.

Fulwood is one of Preston's greenest districts and offers access to parks, good links to the National Cycle Network and the Guild Wheel, and is also home to Preston Golf Club. The site has excellent accessibility both by public and private transport, located within a short drive to the M55 Motorways.

Rollover map to view local map



DESCRIPTION

Total site area of 6.2 ha (15.33 acres) with rear of the site offering open grassland at 3.02 ha (7.47 acres). The front of the site provides a conversion opportunity which consists of a number of buildings arranged in a broadly circular layout in the front section of the site and an area of open space to the rear. The buildings were originally erected for use as an orphanage but have been converted to office, residential and leisure uses in recent years with the open space having previously been utilised as a cricket pitch.



HISTORIC CONTEXT

Harris Park represents an early example of a charitable orphanage, laid out as a group of village homes around a village green. In 1861 the 6.2 hectare plot of open agricultural land was acquired by the Harris Trustees for development, with a Building Committee formed in 1884 with the intention to build an orphanage for 120 no. children. Harris Orphanage opened in 1888 and was run by the Harris Trustees until 1940, when it was leased to Lancashire County Council. The site continued running as a children's home until 1982 and then was bought by Preston Polytechnic in 1985 to be used as student accommodation.

In 2000, Preston Polytechnic became the University of Central Lancashire (UCLAN) and they developed the site as Harris Knowledge Park. In 2006, the site was marketed and has been in private ownership since this time.

Harris Knowledge Park is registered as a Grade II listed Historic Park and Garden and there are twelve Grade II listed structures within the site:

- Chapel, School and Master's House
- 8 no. houses
- Gate Lodge and associated gate piers
- Milestone
- War memorial

Development Proposals

The proposed scheme as shown comprises the following:

- Erection of 65 no. residential dwellings on the area of the recreation ground
- Conversion of and extensions to existing listed and non-listed buildings to provide 10 no. executive style residential dwellings, 3 no. townhouses and 6 no. apartments
- Demolition of non-listed Yew Tree House, Laundry, cricket pavilion, Games Room and ancillary structures
- Erection of 3 no. executive style detached properties in broad location of demolished structures
- Associated infrastructure and landscaping works

DEVELOPMENT PROPOSALS

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- Conversion of and extensions to existing listed and non-listed buildings to provide 10 no. executive style residential dwellings, 3 no. townhouses and 6 no. apartments
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- Erection of 3 no. executive style detached properties in broad location of demolished structures
- Associated infrastructure and landscaping works

PLANNING

The site has extensive planning with the following applications relating to the site:

- [06/2012/0899](#) - Erection of 3no. houses and erection of domestic extensions to form new wings to 5no. existing properties and structural landscaping works
- [06/2012/0900](#) - Listed Building Consent for erection of extensions to the rear of Ashleigh House, Oak House, Beech House and Glenrosa House
- [06/2013/0860](#) - Erection of 3no houses and erection of domestic extensions to the rear of 5no existing properties and structural landscaping works (Re-submission of planning application 06/2012/0899)
- [06/2013/0861](#) - Listed Building Consent for erection of extensions to the rear of Ashleigh House, Oak House, Beech House and Glenrosa House (Re-submission of planning application 06/2012/0900)
- [06/2015/0618](#) - Erection of 1.7m high railings, gates, walls and piers to Garstang Road frontage and construction of new vehicular access from Garstang Road
- [06/2015/0619](#) - Listed Building Consent for erection of 1.7m high railings, gates, walls and piers to Garstang Road frontage and construction of new vehicular access from Garstang Road
- [06/2016/0900](#) - 1.7m high railings, gates, walls and piers to Garstang Road frontage and construction of new vehicular access from Garstang Road
- [06/2016/0901](#) - Listed Building Consent for 1.7m high railings, gates, walls and piers to Garstang Road frontage and construction of new vehicular access from Garstang Road

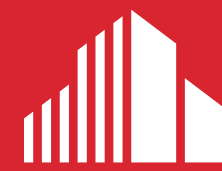
MARKETING PROCESS

The following site specific documents will be made available on the data room:

- Pre-Application Development Team Response
- Site Plan
- Illustrative Masterplan
- New Vehicular Access (September 2016)
- Arboricultural report for new access (September 2016)
- Heritage Statement for new access (September 2016)
- Topographical survey
- Phase I ground survey
- Existing Building Plans
- Other documents may be available on request

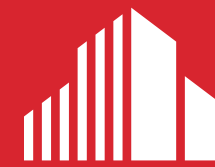
Access to the data room will be provided on request. Please contact alex.isles@cushwake.com





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WAKEFIELD**





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TENURE

Freehold disposal

MARKETING PROCESS

The site is to be sold by Private Treaty. Interested parties are required to confirm their interest via email. Thereafter, access to the data room will be provided and requirements for offers will be detailed.

We are seeking offers on both an unconditional and conditional basis.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

VIEWING

On-site viewing is strictly by appointment with Cushman and Wakefield only.

The client reserves the right to amend the competition structure and the provisions during the bidding process. The client reserves the right not to accept the highest or any offer received.

ALL ENQUIRIES:

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Subject to Contract: October 2018.

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.

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