

COWBURN LAND

Chartered Surveyors
Land Agents
Development Land Consultants



Residential Development Land

10.1 Hectares (25 Acres) Gross

Land off School Lane,
Forton,
Preston,
PR3 0BL.

For Sale- Offers by 12 noon 1st December 2021



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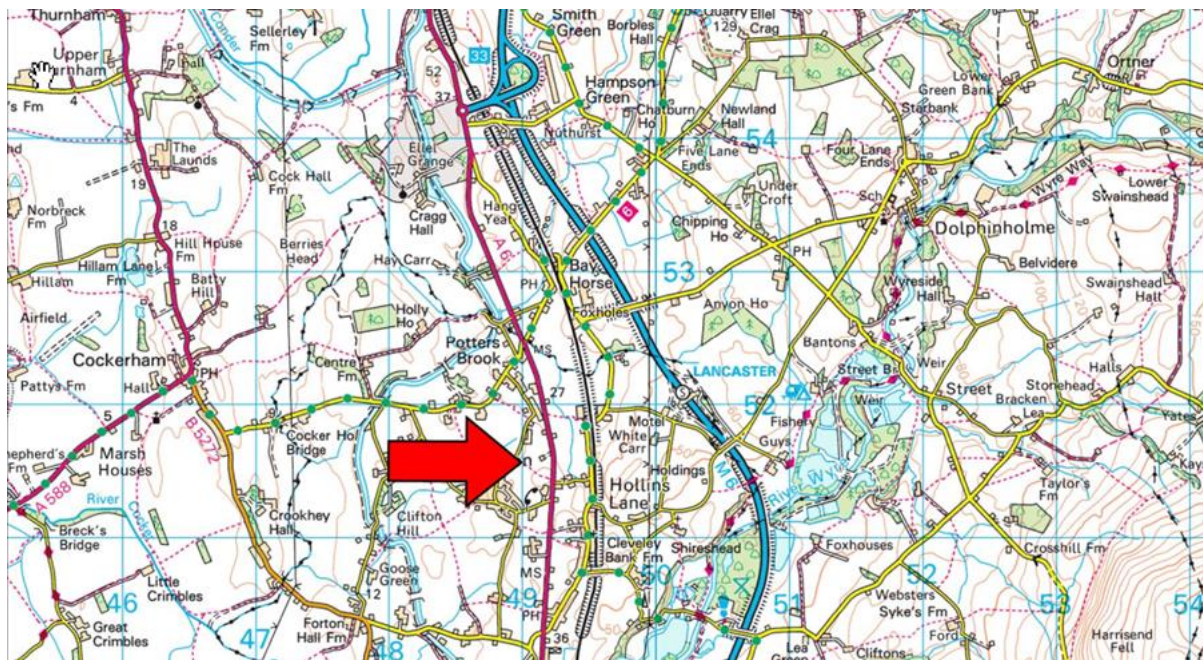
Outline Planning Permission for up to 195 dwellings, and ancillary uses.

2 miles from J 33 M6. Rural, edge of village setting.

For sale as a whole or in 2 Lots – Preference to sell as one lot.

Parcel 1 – North of School Lane - approx. 11.6 net acres residential.

Parcel 2 – South of School Lane - approx. 3.16 net acres residential + 2.5 acres gross employment land.



Location

This site is set directly adjacent to the main A6 (Preston/Lancaster Road) and to the east of popular Forton village, almost equidistant to the city of Lancaster and the market town of Garstang and just 2 miles to junction 33 M6. Lancaster has a principal station on the west coast mainline with direct trains to Preston, Carlisle, Crewe and London.

Description

The site extends to a total gross area of approximately 25 acres of agricultural grassland. It is contained within two parcels to the north and south of School Lane.

Planning

This is a site allocated in the Wyre Borough Council Local Plan 2011 – 2031 as part of Allocation SA3/4. Outline Planning Permission was granted at Planning Committee following successful approval of a masterplan for the wider Forton extension. The Application Reference is 18/00469/OULMAJ.

Planning Obligations

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

Education – to be recalculated on any new scheme but currently assessed on all 4-bed units at a level of £1,573,288.50. This will vary with purchaser's own mix.

Highways – £324,000 including transport contributions and travel plan at £12,000.

Health – £53,745

Village hall contribution – Circa £850,000 TBC

Affordable Housing – the application requires 30% affordable housing. Tenure split to be agreed.

Section 278 Works – these include junction improvements A6/School Lane, improvements and relocation of bus stops, priority junctions and improved footways.

Technical Information

A suite of information including all technical reports available will be shared via a Dropbox link. Services are contained in School Lane or on the edge of the site. Please note that no ground report has been prepared. **Please make sensible assumptions and deduction allowances on the prescribed form.**

Surface and Foul Water Drainage

Betts have prepared both an initial outline study for the master plan area plus a more detailed study with regard to drainage solutions.

Easements, Wayleaves and Rights of Way

The site has an above ground electricity cable, sewer and a right of way crossing the site. These are reflected in the planning layout. The site is sold subject to all rights existing.

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

Please be aware that we expect the following requirement for the transfer deed to be taken account of in any offer:

- Overage - We may elect to seek overage dependent upon proposals received. Particularly in respect of the employment land and public open space. This to be on a per plot pro rata basis.
- Covenants – these may be required on areas where development is not proposed.
- Highways – Roads to be adopted and constructed to boundaries at requested locations.

Ground Investigations

A phase 2 ground investigation has been carried out and results are expected close to the Tender Date. Successful bidders may be invited to re-state their assumptions and offer based upon the results of these investigations, if the initial offer is suitably attractive.

Demolition

There is a building to demolish that straddles the land to be sold and land to be retained. The vendor requires that this building is demolished by the developer and the site cleared back to clean earth or stone on the retained land.

Proposals

Offers are invited on either a Subject to Planning basis or on an Unconditional basis. **There is a clear preference for Unconditional offers for the whole site.**

If looking to offer on only part, then parties should clearly demarcate the area of the site that they wish to develop and provide a layout and accommodation schedule to display this.

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 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. If necessary, the selected party will be given the opportunity to conclude any investigations before finalising a net payable figure. Offers will be considered on the basis of the current Outline Application or subject to a Reserved Matters Application.

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. Contact Kelly on 01704 895 995.

Enquiries

Further information is available via either of the joint agents.

Cowburn Land
Contact: David Cowburn
Telephone: 07720 293 940
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Armitstead Barnett
Contact: Richard Furnival
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