

**EDENDALE
PARK**
GARSTANG

FOR SALE

Prestigious Residential / Commercial / Development opportunity

Development land to the west of the A6 / Preston Lancaster New Road, Nateby / Garstang, PR3 1DY



EDENDALE PARK | GARSTANG

Prestigious 38.7 acre (gross), prime residential & commercial development opportunity



INTRODUCTION

Duxburys Commercial is delighted to bring to the open market this 38.7 acre (gross), prime residential and commercial development opportunity. It is a site of significant scale to the west of the A6 and the affluent town of Garstang in Lancashire.

SUMMARY

1.

Gross land area: 15.7 Ha / 38.7 acres
2.

Scheme A: Land allocated for residential and commercial development with a main access from the A6.
3.

Scheme B: Land allocated for residential and commercial development with a new roundabout scheme.
4.

For Sale Freehold
5.

Expressions of interest and offers invited

MAIN POINTS

1.

Proposal to construct 269 – 270 dwellings
2.

A selection of low, medium & high density housing, Executive Homes and commercial land for mixed use
3.

Scheme A and Scheme B (including the construction of a new roundabout and re-configuration of the A6) detailed within the marketing particulars
4.

Located on the edge of the popular and affluent town of Garstang
5.

Walkway and cycle link connecting Garstang with the development and through to Nateby Crossing Lane.

LOCATION

The land is located to the west of the A6 / Preston Lancaster New Road, Garstang. The proposed development land is bounded by Nateby Crossing Lane, Croston Barn Lane, Lancaster Canal and the A6 Preston Lancaster New Road, in Nateby / Garstang.

To the west of the land is Garstang Marina and Bridge House Marina. To the east of the site is the dense residential area of Garstang, with Garstang town centre being a short walk from the subject development land.

The surrounding areas include Nateby, Scorton, Cabus, Bonds and Catterall. The A6 runs parallel with the M6 motorway and now connects via the newly constructed bypass named James Towers Way at Junction 1 with the M55 motorway. Access is available via Junction 1 into Fulwood and towards Preston City centre. The M55 connects with the M6 at Junction 32, leading to the motorway network beyond. From the North, take J33 off the M6, onto A6 South and proceed down to Garstang.

Garstang & Surrounding Areas

The land is located within the parishes of Nateby / Garstang and Garstang itself is a market town covered in history. Garstang boasts a thriving high street, well supported by the local residents. It is frequented for shopping trips, family days out and offers all from traditional pub lunches to an array of local businesses, cafes and restaurants. Nateby / Garstang and the surrounding areas can be visited and enjoyed by car, public transport, bicycle or on foot.

Attractions include the ruins of Greenhalgh Castle, the River Wyre and Lancaster Canal that is navigable for approximately 40 miles and winds through some of the most spectacular scenery in the North West of England. The hills of the Forest of Bowland are close by which is a designated area of outstanding natural beauty. Garstang is in fact the starting point for a range of walking routes through the surrounding scenic pastures and woodlands.

Additional attractions within driving distance include the Barton Grange complex and destination garden centre that is presently constructing a new £8 million facility that will include a curling rink, ten pin bowling, a premium 3-screen cinema, all-weather crazy golf course, two golf simulators and two new restaurants. Dewlay Cheese is a family owned multi-award winning dairy which boasts the country’s first purpose-built viewing gallery and cheese shop. Guy’s Thatched Hamlet is situated on the Lancaster Canal at Bilsborrow close to Garstang. Old Holly Farm is a family attraction that includes an open farm, indoor playbarn, café and shop.

Well respected primary and secondary schools are nearby as well as Myerscough College, the University of Central Lancashire and Lancaster University being within commuting distance. The city centre of Preston is easily accessed via the A6, boasting high street retailers, major retail parks and a vibrant social and cultural scene. Surrounding towns to include Poulton Le Fylde, Blackpool, Lytham St Annes and Lancaster are within easy reach by car. Kendal and the start of the Lake District is also an approximate 45 minutes commute.

Destination	Distance	Drive Times
M6 North	6 miles	10 mins
M6 South	10 miles	20 mins
M55	10 miles	20 mins
Lancaster	10 miles	20 mins
Poulton Le Fylde	12 miles	20 mins
Preston	12 miles	25 mins
Blackpool	15 miles	25 mins
Kendal/Lake District	32 miles	45 mins
Manchester	44 miles	1 hour
(Above data is approximate and not to be relied upon solely)		

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THE OPPORTUNITY

Duxburys Commercial is delighted to confirm the rare opportunity to purchase this prestigious and prime development land that benefits from outline planning permission for the erection of approximately 269 – 270 dwellings and a multiple acre site for mixed commercial use.

The marketing particulars detail the two Schemes (A & B) in terms of the development of the total land, subject to planning consent. Expressions of interest in the land, as a whole or potentially in the individual areas, are invited.

PLANNING

Scheme A

Planning Reference:
14/00458/OULMAJ

Address:

Land To The West Of The A6 (Preston/Lancaster New Road)
Bounded By Nateby Crossing Lane & Croston Barn Lane Nateby
Garstang PR3 1DY

Proposal:

Outline planning permission for the erection of up to 270 dwellings, 4.68 ha of Employment (B1) use, convenience store (up to 375m2 sales area) and coffee shop (up to 235m2 sales area). Associated landscaped open spaces and pedestrian /cycle link to Garstang with access taken from the A6 and Nateby Crossing Lane.

Scheme B

Planning Reference:
16/00241/OULMAJ

Address:

Land To The West Of The A6 (Preston/Lancaster New Road)
Bounded By Nateby Crossing Lane & Croston Barn Lane Nateby
Garstang PR3 1DY

Proposal:

Outline planning permission for the erection of up to 269 dwellings, up to 5,532 sq m of Class B1a offices, up to 3,957 sq m of Class B1c light industrial floor space, up to 495 sq m (gross) Class A1 convenience store, up to 300sq m (gross) Class A3 Coffee shop with associated landscaped open spaces and pedestrian /cycle link to Garstang with access taken from the A6 and Nateby Crossing Lane including the construction of a new roundabout and re-configuration of the A6 (resubmission 14/00458/OULMAJ)

PLANS

The plans/image on the front cover and on the Location Page detail the area of land owned and for sale by the sellers.

The plans/images relating to the Scheme A and Scheme B (to include the colour designated plans) are indicative of the outline planning permission and therefore include the walkway/cycle path and part of the A6 road accordingly.

ACCESS

Scheme A and Scheme B detail differing access opportunities off the A6 and the surrounding roads.

Scheme A has a main entrance directly into Area One (Mixed Density Housing) from the south side of the A6. There are three additional and secondary access points off Nateby Crossing Lane. Area Two (Mixed Density Housing) and Area Three (Executive Homes) benefit from their own independent access roads off Nateby Crossing Lane. Access to the Commercial land (Area Four) is directly from the north side of the A6.

Scheme B incorporates the implementation and construction of a new roundabout system. The aim is to limit the disruption caused to the community and road networks, as the roundabout could be constructed internally, without initially disrupting the A6. Once complete the A6 can then be re-routed via the new roundabout system.

The new four-ways roundabout system would then allow access North and South along the A6, a main entrance into Area One (Mixed Density Housing) and a main entrance into the Commercial land (Area Three). This road would connect onto Nateby Crossing Lane, providing a secondary access. Area Three (Executive Homes) would benefit from its own independent access road off Nateby Crossing Lane.



SCHEME A

Prestigious 38.7 acre (gross), prime residential & commercial development opportunity



SCHEME A

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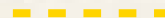


SCHEME A

Planning Reference:
14/00458/OULMAJ

Address:
Land To The West Of The A6 (Preston/Lancaster New Road),
Bounded By Nateby Crossing Lane & Croston Barn Lane Nateby
Garstang PR3 1DY.

Proposal:
Outline planning permission for the erection of up to 270 dwellings,
4.68 ha of Employment (B1) uses, convenience store
(up to 375m² sales area) and coffee shop (up to 235m² sales area).



The yellow dotted line on the Scheme A plan, on the previous page, identifies the area of land that may be retained by the seller or the area that the seller may agree an option on. This means that the sellers may sell Area One (Mixed Density Housing) including or excluding this triangular area of land.



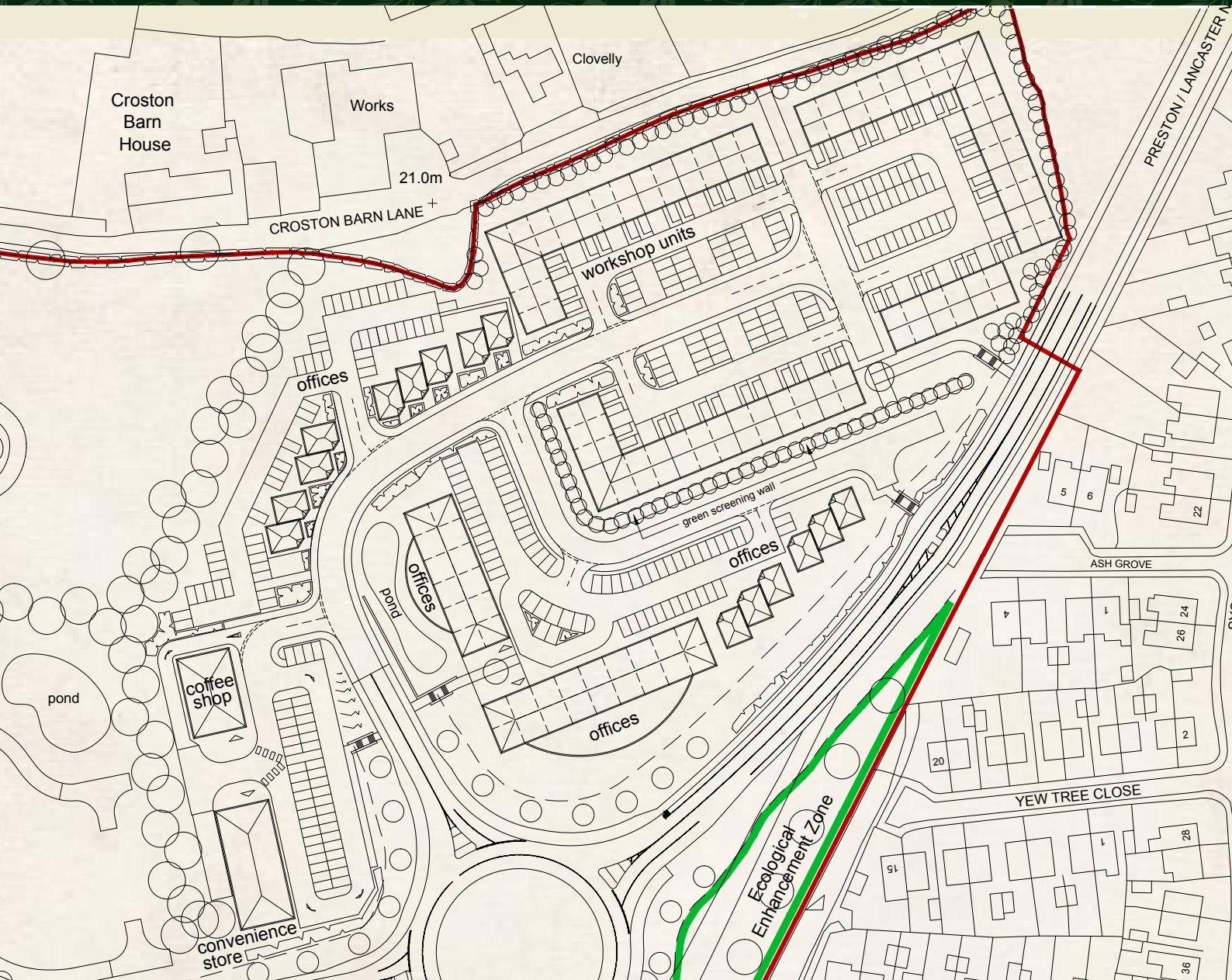
The purple coloured area on the Scheme A plan, on the previous page, identifies the area of land that relates to the proposed walkway and cycle link connecting Garstang with the development. This area of land forms part of the outline planning permission but is not owned by the sellers.

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SCHEME B

Prestigious 38.7 acre (gross), prime residential & commercial development opportunity



APPROVED SCHEME B

Planning Reference:
16/00241/OULMAJ

Address:
Land To The West Of The A6 (Preston/Lancaster New Road),
bounded By Nateby Crossing Lane & Croston Barn Lane Nateby
Garstang PR3 1DY.

Proposal:
Outline planning permission for the erection of up to 269 dwellings,
up to 5,532 sq m of Class B1a offices, up to 3,957 sq m of Class B1c light
industrial floor space, up to 495 sq m (gross) Class A1 convenience
store, up to 300sq m (gross) Class A3 Coffee shop with associated
landscaped open spaces and pedestrian/cycle link to Garstang with
access taken from the A6 and Nateby Crossing Lane including the
construction of a new roundabout and re-configuration of the A6
(resubmission 14/00458/OULMAJ).



The purple coloured area on the Scheme B plan, on the previous page, identifies the area of land that forms part of the outline planning permission but is not owned by the sellers. The purple highlighted area consists of A6 / Preston Lancaster New Road. It also identifies the area of land that relates to the proposed walkway, cycle link and ecological zone connecting Garstang with the development.

SCHEME A

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AREAS SCHEME A:

Area One

Mixed Density
Housing
17.7 acres

Area Two

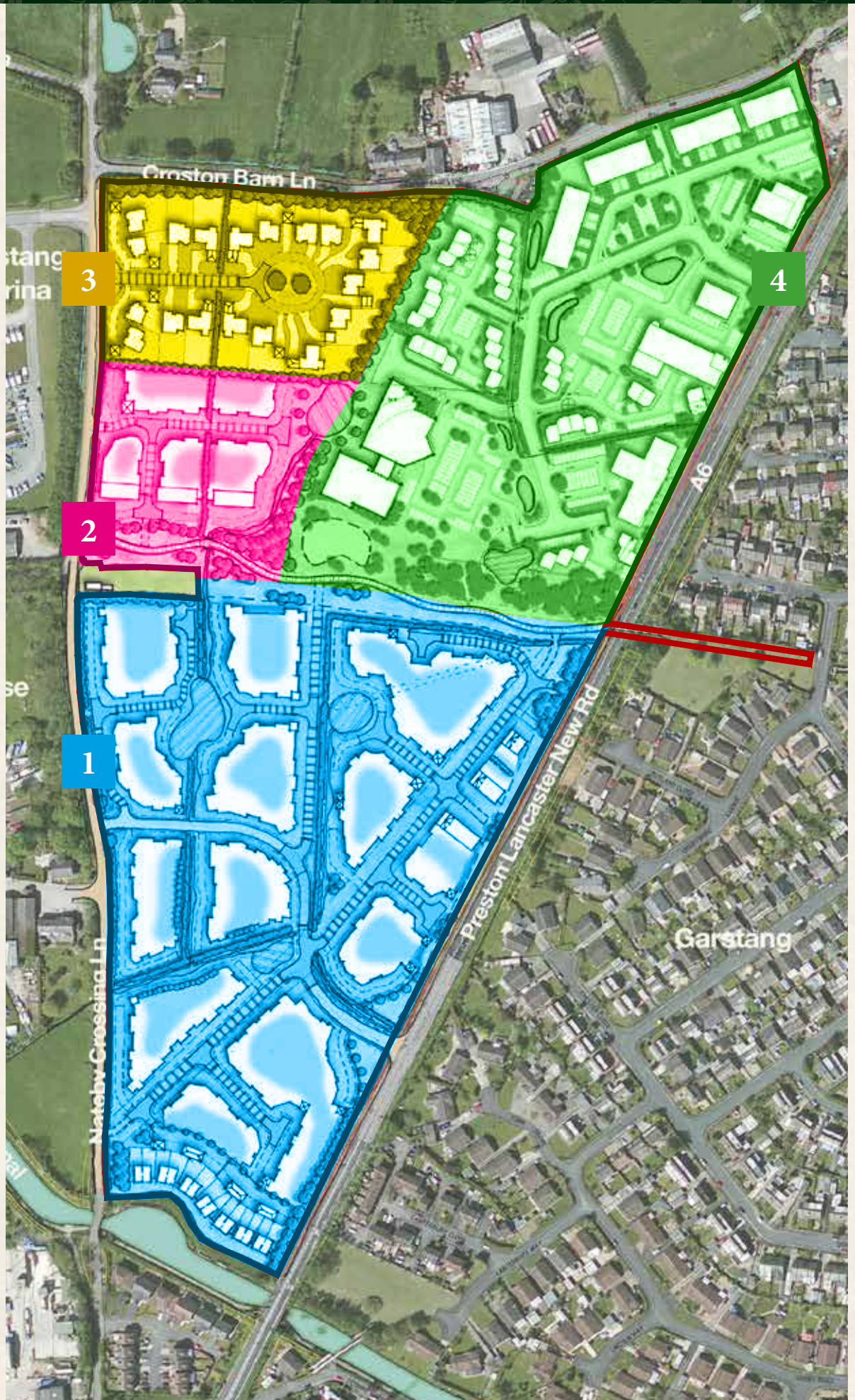
Mixed Density
Housing
3.4 acres

Area Three

Executive Homes
4.3 acres

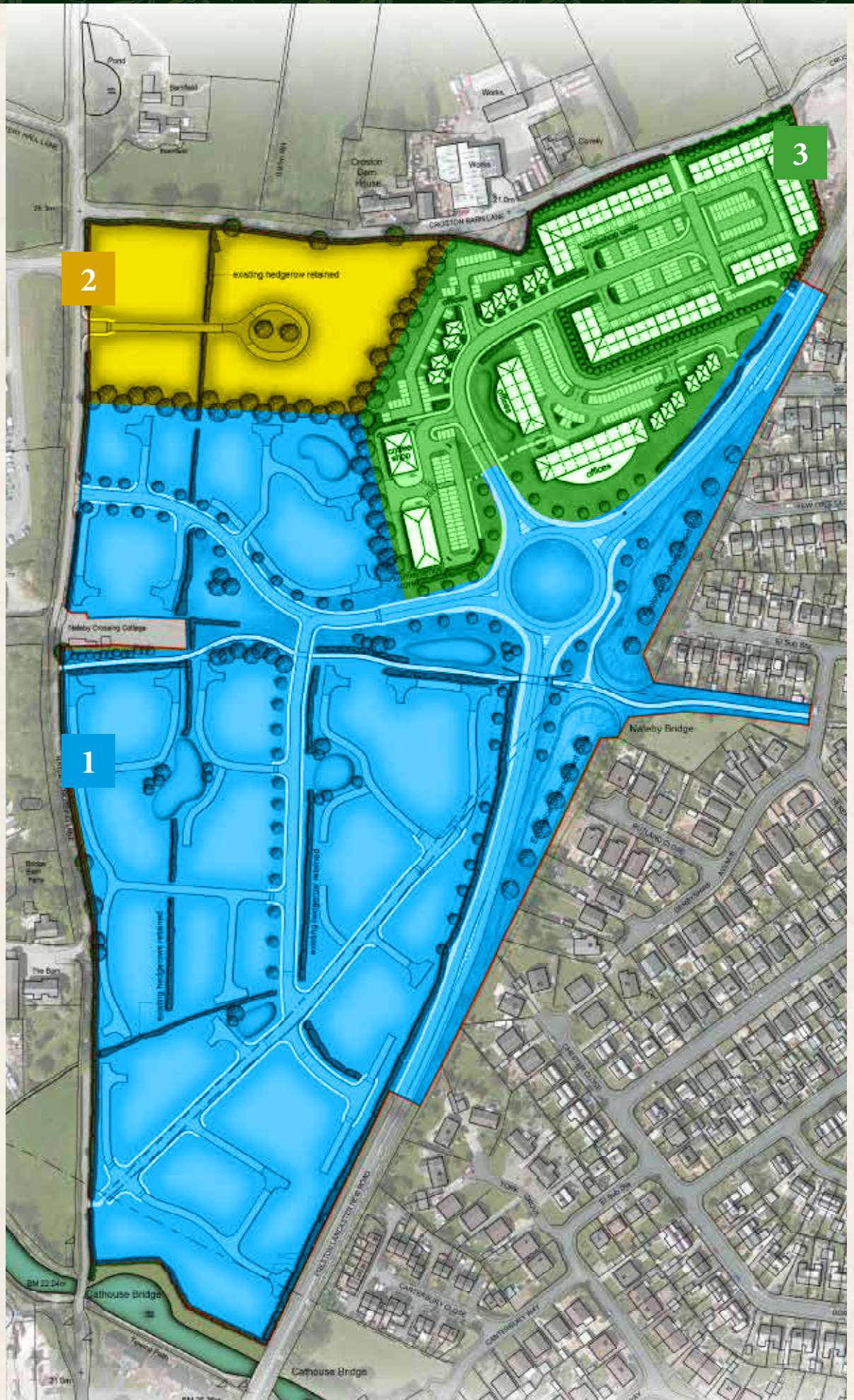
Area Four

Commercial
13.3 acres



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Area Three
Commercial
9.1 acres



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ASKING PRICE

Expressions of interest in the land (as a whole or potentially in the individual areas) and offers are invited. See contact details.

SERVICES

Prospective purchasers should satisfy themselves through their own enquiries to the relevant authorities as to the availability, suitability and capacity of services to the site.

TENURE

The site is offered Freehold

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate. It is for the interested party/potential purchaser to satisfy themselves on the matter of VAT.

TECHNICAL INFORMATION

A range of technical information is available on request via Dropbox. The information will be released following the authority of the seller and once the full details of the proposed recipient have been approved.

MAIN CONTACTS

Adam Taylor BSc (Hons)

E: adam@duxburyscommercial.co.uk

Andrew Bather MRICS Chartered Surveyor/Registered Valuer

E: andrew@duxburyscommercial.co.uk

TEL: 01253 316919 / 01772 280500 - Option 1

Disclaimer

These sales particulars have been produced in good faith and without any responsibility whatsoever on the part of Duxburys Commercial or the seller(s). It is for the reader /interested party / potential purchaser to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



EDENDALE PARK GARSTANG

CONTACT DETAILS

The land is being marketed for sale by private treaty and all expressions of interest and offers are invited in writing via email to:

adam@duxburyscommercial.co.uk

All and any offer will only be accepted/considered in writing via this route.

Main Contacts:

Adam Taylor BSc (Hons)

E: adam@duxburyscommercial.co.uk

Andrew Bather MRICS Chartered Surveyor/Registered Valuer

E: andrew@duxburyscommercial.co.uk

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