



# North West Preston Phase 3 Residential Development Site 55.34 acres

Preston, PR4 ORS



# Prime Residential Development Opportunity

LAND ON THE SOUTH SIDE OF EAST-WEST LINK ROAD, COTTAM, PRESTON, PR4 0RS

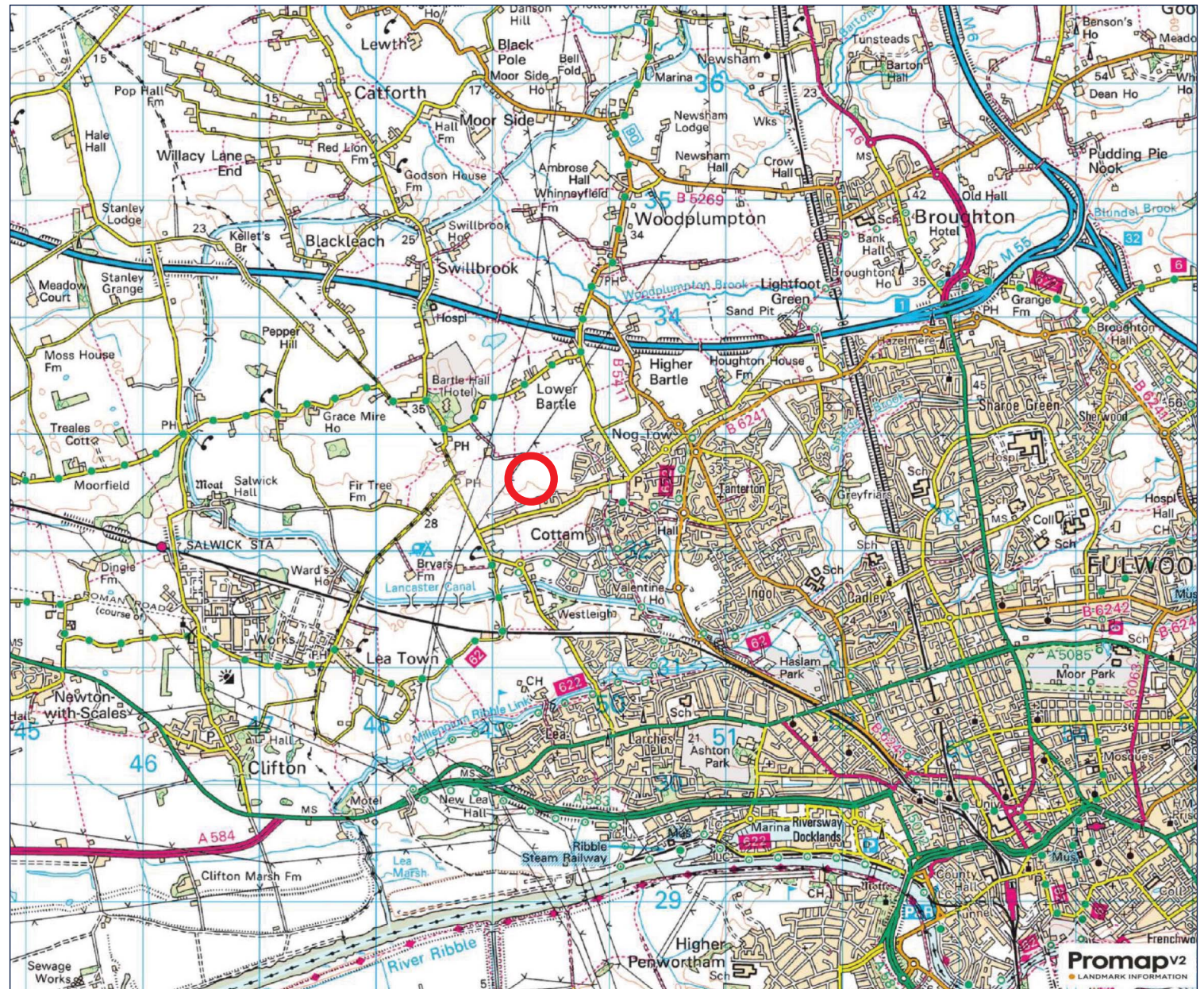
## LOCATION

The Site is located on land off the South side of East-West Link Road, Cottam in the Lea Town / Lower Bartle area of the north-west outskirts of Preston. It lies just within the western boundary of the North West Preston Strategic Location ('NWPSL'), in Preston City Council's Rural North Ward, less than 6 miles by road from the city centre, with its West Coast Mainline Railway Station.

Salwick Railway Station (on the Preston-Blackpool line) is approximately 2.5 miles from the Site. Furthermore, a new railway station at nearby Westleigh, on the Preston - Blackpool line, is currently being planned.

Currently the nearest motorway access is the Jct 32 M6 / Jct 1 M55 interchange at Broughton, some 3.5 miles from the Site.

However construction of a new junction on the M55, as part of the Preston Western Distributor Road scheme, will significantly improve vehicular access to both the M55 / M6 and to the main Preston / Blackpool road (A583) to the south. That scheme, which includes the East / West Link Road (running east towards the Broughton interchange) is currently under construction and is due to be completed in 2023.



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## DESCRIPTION

The Site comprises 55.34 acres (22.40 hectares) of agricultural land, currently laid down to grass and used for grazing livestock. It lies immediately to the north of Morris Homes' successful Bartle Meadows development, which is nearing completion, and to the south of the East/West Link Road, to which it enjoys an extensive frontage. Future development of the adjoining land to the west and land on the north side of the Link Road is envisaged, in accordance with the NWPSL Masterplan.

In addition to new schools, a local centre and other community facilities being provided as part of the overall development of the NWPSL, the local area currently enjoys a good provision of community services and facilities, including:

- A new (2018) day nursery at Maxy Farm, Sandy Lane
- 2 primary schools: Lea Endowed C of E Primary School, Lea Road & Cottam Primary School, Haydocks Lane
- Shops, health centres, dental practices at Tag Lane and Ingol
- Cottam Community Centre
- Public houses
- Bartle Hall Hotel & Conference Centre
- Recreational facilities, including the UCLAN Sports Arena and the Ashton & Lea Golf Club.



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## PLANNING

Land on the South side of East-West Link Road, Cottam, Preston defines the western boundary of the NWPSL which was identified in the Central Lancashire Core Strategy (2012) as a key strategic location to deliver a new, high quality, mixed use community. The core strategy described the NWPSL as covering “a broad sweep of greenfield land south of the M55 and north of Hoyles Lane / Lightfoot Lane, stretching from the west of the Cottam area eastwards and extending east of the A6 to incorporate land north of Eastway / south of the M55”. The NWPSL is allocated in the adopted Preston Local Plan (Site Allocations and Development Management Policies) 2012-2026 and is subject to Policy MD2.

In March 2017 Preston City Council adopted a Masterplan Supplementary Planning Document (‘SPD’), which provides an indicative framework and general design principles to guide development proposals in the NWPSL.

The Masterplan is therefore a material planning consideration in the determination of a future planning application in respect of the Site.

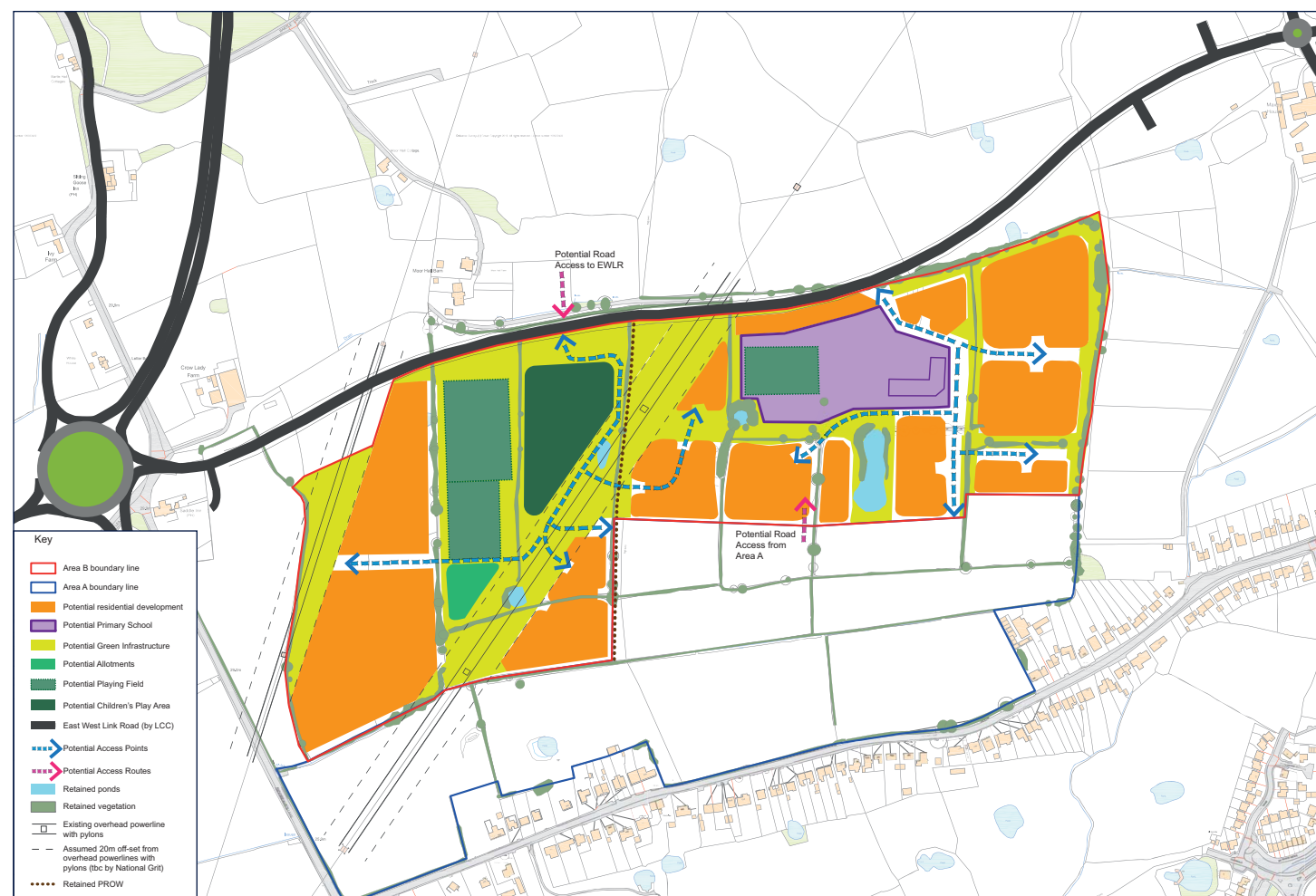
## MASTERPLAN

The Masterplan SPD can be accessed via the following link:

<https://www.preston.gov.uk/media/965/North-West-Preston-Masterplan/pdf/02-SPD-Doc-2-NW-Preston-Masterplan-2017-LOW-RES.pdf?m=636941215583170000&ccp=true#cookie-consent-prompt>

The illustrative layout below is considered to be indicative of how the Masterplan SPD requirements for a development of the Site might be met.

Offers should be accompanied by development masterplan/layout.



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## TENURE

The Site is freehold land, registered with title absolute, comprising of Titles Nos. LA762889, LAN129385 and part of title LAN183301. Vacant possession will be given on completion.

There are two overhead electric lines crossing the Site. The eastern line is secured by way of a permanent Easement to National Grid. The other line, which is operated by Electricity North West Ltd (ENW), is understood to be subject to a Wayleave Agreement. The vendor will reserve the right to terminate the Wayleave Agreement and instead grant a permanent Easement to ENW to secure their line. Any financial consideration or compensation in respect thereof will be payable by ENW Ltd to, and retained by, the vendor.

## SERVICES

All mains services are understood to be available within the immediate vicinity of the Site.

## TECHNICAL

Interested parties, who formally register their interest in the Site with the Joint Agents, will be provided with a link to the following documents:

- Site Plan
- Topographical Survey
- NWPSL Masterplan (site identified)
- Phase 1 Appraisal – Desk Study
- Phase 2 – Site Investigation
- Ecological Survey
- Access Note
- Proposed Site Access Drawing
- Drainage Note
- Drainage Connections Plan
- Abnormal Costs Spreadsheet

## BASIS OF DISPOSAL

The Joint Agents are instructed to invite offers for the Site, as a whole, on a subject to planning basis; unconditional offers will also be considered.

## OFFERS

When submitting your offer, please provide us with the following:

- Background information on other recent developments
- Copy of your proposed development layout
- Financial offer and details of the purchase/payment arrangement you propose
- Completed abnormal cost assumptions spreadsheet (available in the Technical pack).

We are instructed to invite offers by the end of **Q1 2022 - bid deadline of 1pm on Thursday 17th March 2022.**

It is anticipated that following receipt of offers there will be interviews with short-listed developers before a preferred developer is selected. The Vendors do not undertake to accept the highest, or indeed any, offer received.

## CONTACT

Unaccompanied access to the Site is permissible, subject to prior arrangement with either of the Joint Agents.



01756 748000  
vernon.co.uk

**Vernon & Company**  
**(Peter Vernon)**

T: 07702 415 772  
E: peter.vernon@vernon.co.uk



**P Wilson & Company**  
*Chartered Surveyors*

**P Wilson & Company LLP**  
**(Simon Mair)**

T: 01772 882277  
E: simon.mair@pwcsurveyors.co.uk

## MISREPRESENTATION ACT

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser. No person in the employment of either Vernon & Co or P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property. January 2022. Designed and produced by [www.thedesignexchange.co.uk](http://www.thedesignexchange.co.uk) Tel: 01943 604500.

