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**FOR
SALE**



**INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY**

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT (S.T.P.)

0.365 hectares (0.904 acres)

**Development Opportunity
St Vincents Road
Fulwood
Preston
PR2 8QY**

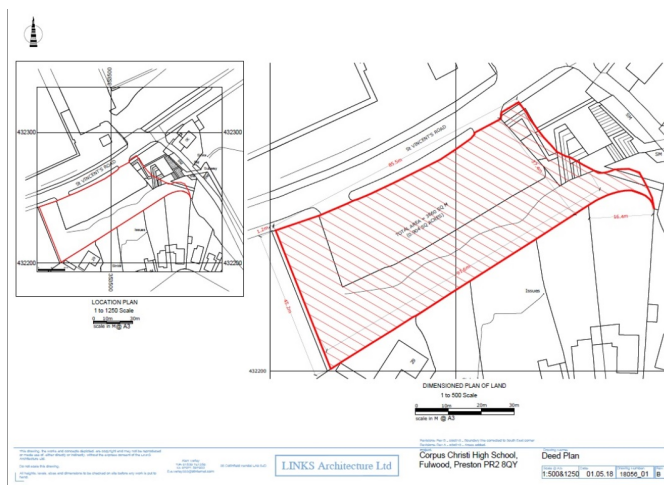
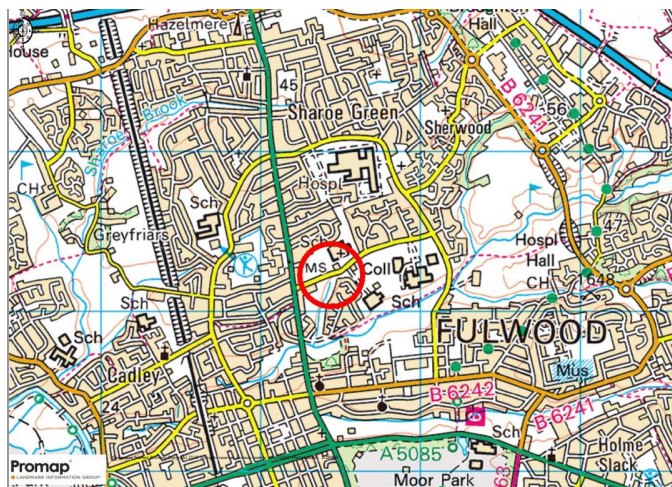
- Attractive and sought after residential location backing onto a wooded area
- Close to Garstang Road (A6) providing easy access to both Preston City Centre and the Motorway network being approximately 1.5 miles to the south and 1 mile to the north respectively
- Excellent range of education, community and amenities closeby

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Location

The site is located fronting on to St Vincents Road within 250 metres of its junction with Garstang Road (A6) and situated in the heart of Fulwood which forms a very popular residential area of Preston.

Communication links are excellent with Preston City Centre being approximately 1.5 miles to the south. Junction 1 of the M55 motorway lies approximately 1 mile to the north accessed along Garstang Road (A6) and links direct with the M6 and the newly completed Broughton By-pass.

The site offers an excellent urban location providing immediate access to a wide range of education, retail and community facilities. Importantly, the site lies adjacent to the main campus of Preston College with the Royal Preston Hospital being within ½ mile. The immediate location of the site backs on to woodland to the south and west with Corpus Christi High School being immediately to the north and playing field to the east.

Description

A flat and rectangular tarmac surfaced car park with grassed area surrounding providing approximately 85 metres of frontage on to the adopted highway.

The immediate surrounding area comprises of mixed residential and non-residential institutions in addition to supporting recreational facilities. Fulwood is one of the more affluent locations within the wider Preston area.

Site Area

The gross site area has been estimated to extend to approximately 0.365 hectares (0.904 acres) and is delineated in red on the attached indicative site plan.

Services

It is understood that mains services are available within St Vincents Road, however, we advise that interested parties make their own separate enquiries in this regard particularly in relation to capacities.

Tenure

The property is understood to be held freehold and will be sold with the benefit of vacant possession.

Planning

Within the current adopted Local Plan the site is identified as an existing primarily residential area which isn't affected by the adjacent Conservation Area or any Tree Preservation Orders.

Historically our clients have had informal conversations with the Local Planning Authority in regards to the residential development of circa 10 no. 3 bedroomed dwellings which was, in principle, considered acceptable.

Any interested party is advised to make their own investigations in this regard and direct any enquiries to the local planning authority Preston City Council (tel. 01772 906912).

Method of Sale

Conditional offers are invited for the freehold interest with the timescales for offers to be confirmed in due course.

We would request that any conditions are clearly stated with the selected party being given the opportunity to undertake investigations prior to contract in order to arrive at a net payable figure.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

VAT

We understand that the purchase price will NOT be subject to VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Enquiries

Strictly via the sole agents :

Eckersley

Telephone: 01772 883388

Contact: John Bretherton / Mark Clarkson
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