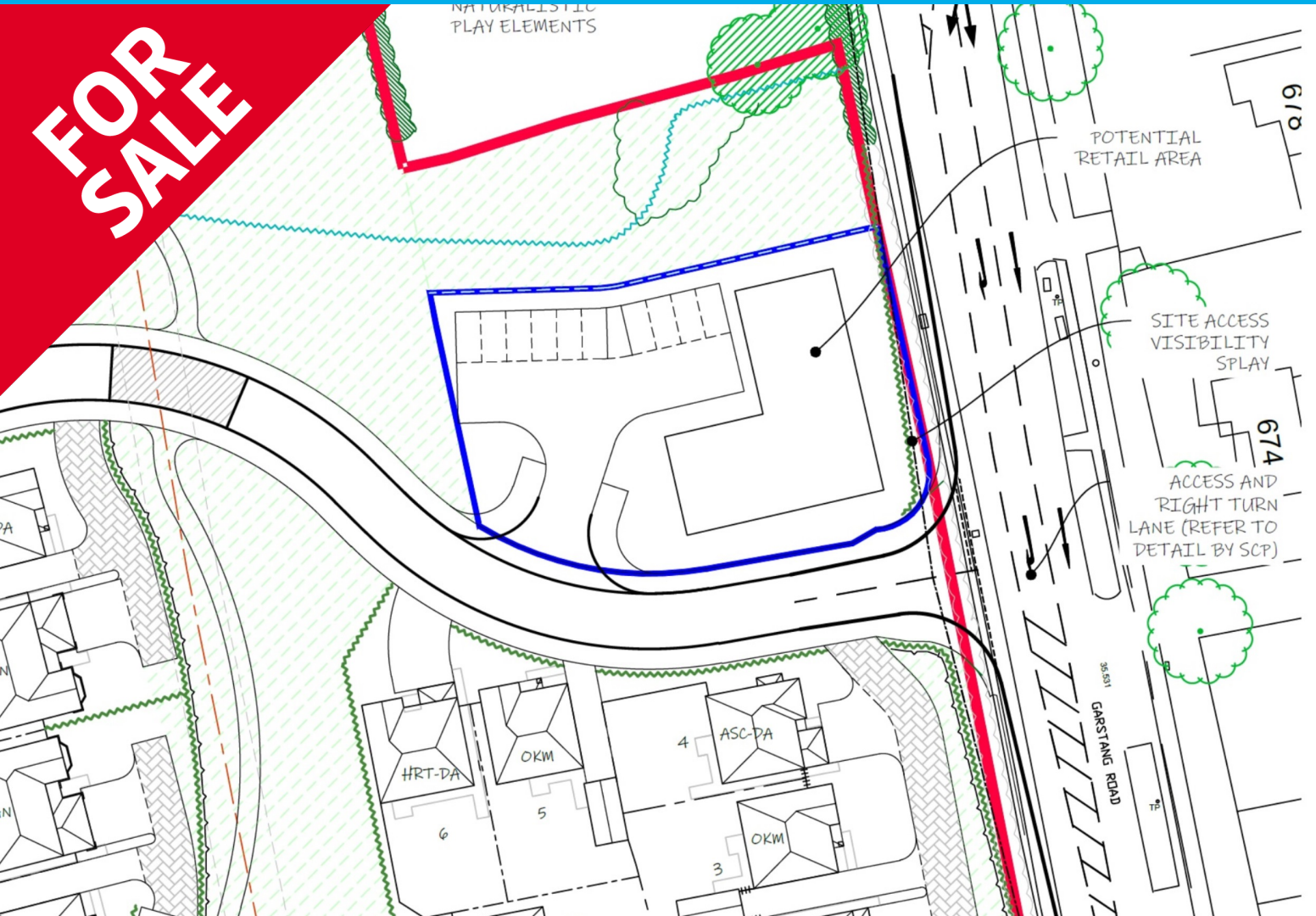


Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR
SALE**



COMMERCIAL DEVELOPMENT LAND

0.12 hectares (0.3 acres)

Land off Garstang Road
Barton
Preston
PR3 5DQ

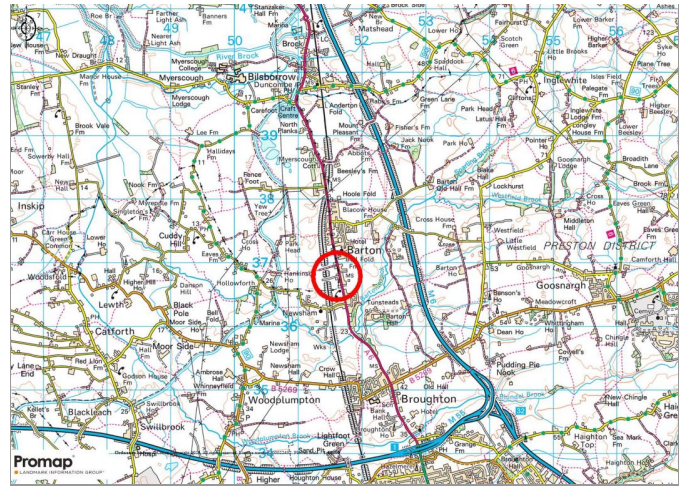
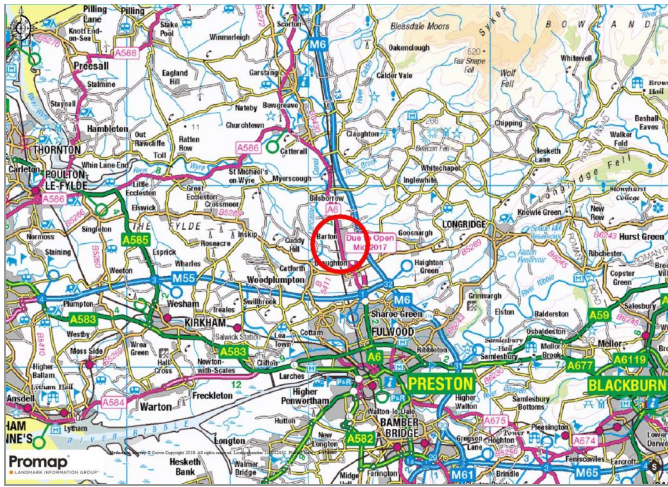
- Prominent and highly accessible location fronting the A6
- Forms part of a wider predominantly residential development
- Outline planning permission for a detached 320 sq.m. (3,445 sq.ft.) A1 retail unit
- Various alternative uses S.T.P.

www.eckersleyproperty.co.uk

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Preston
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Lancaster
LA1 1EX

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Location

The site is located fronting onto Garstang Road (A6) approximately 1 mile north of Broughton and the newly completed Broughton Bypass which in turn links to the M6 Motorway at junction 32.

The immediate location is subject to significant ongoing development predominantly for housing. The village of Barton lies within walking distance immediately to the north and includes Barton Grange Hotel.

Description

The site extends to approximately 0.12 hectares (0.3 acres) and forms part of a wider housing development by Wainhomes Limited.

The site offers an ideal development opportunity for a local convenience store or alternative uses subject to obtaining the necessary planning permission.

Services

The site will be provided with access and services (capped) to the edge of the site to sufficient capacity.

Any queries in relation to services should be directed to Eckersley in the first instance.

Planning

The site has the benefit of the development for up to 320 m² (3,445 ft²) gross retail floorspace (Use Class A1) with access directly from the A6. Reference 16/006625/OUTMAJ.

Alternative uses may be considered subject to the appropriate planning permission. Please direct any such enquiries via Eckersley.

In respect of any other planning related enquiries we would recommend interested parties to contact the local planning authority, Wyre Council (tel. 01253 891000).

Tenure

Freehold with the benefit of vacant possession.

Method of Disposal

Offers are invited on either an unconditional or conditional basis for the purchase of the freehold interest. All proposals must meet the reasonable satisfaction of the landowner who needs to ensure that the proposal will not prejudice the deliverability and saleability of the retained development land.

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 the purchase price will be subject to VAT at the prevailing rate.

Legal Costs

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

Enquiries

Further information via the sole agents:
Eckersley

Contact: Mark Clarkson
Telephone: 01772 883388
Email: mac@eckersleyproperty.co.uk