

Residential Development Opportunity

Offers Invited



For identification purposes only

Armitstead
Barnett

Approximately 10.10 Hectares (25 Acres ota)
Land off School Lane, Forton, Preston, PR3 0BL



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Offers Invited by 12noon
Wednesday 1st December 2021

- Outline Planning Permission for up to 195 dwellings, 1.0 hectare of employment use, community centre and shop.
- 2 miles from junction 33 M6
- Rural edge of village setting with excellent access onto A6.
- For sale as a whole or in two Lots
- **Parcel A (Lot 1)** – Approx. **11.6 net acres** residential north of School Lane
- **Parcel B (Lot 2)** – Approx. **3.16 net acres** residential plus 2.50 acres net acres employment south of School Lane

This site is set directly adjacent to the main A6 (Preston/Lancaster Road) and to the east of popular Forton village, equidistant to the city of Lancaster and the market Town of Garstang and just 2 miles to junction 33 M6. Lancaster has a principle station on the west coast mainline with direct trains to Preston, Carlisle, Crewe and London. It represents an allocated site within the Wyre Borough Local Plan.

The site extends to a total gross area of approximately **25 acres (ota)** of agricultural grassland. It is contained within two parcels to the north and south of School Lane on the eastern edge and at the entrance of the poplar village of Forton.

This is a site identified 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 master-plan for the wider Forton extension. **The Application Reference is 18/00469/OULMAJ.**

General Remarks

Planning Obligations: The 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 - £850,000
- ♦ 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.

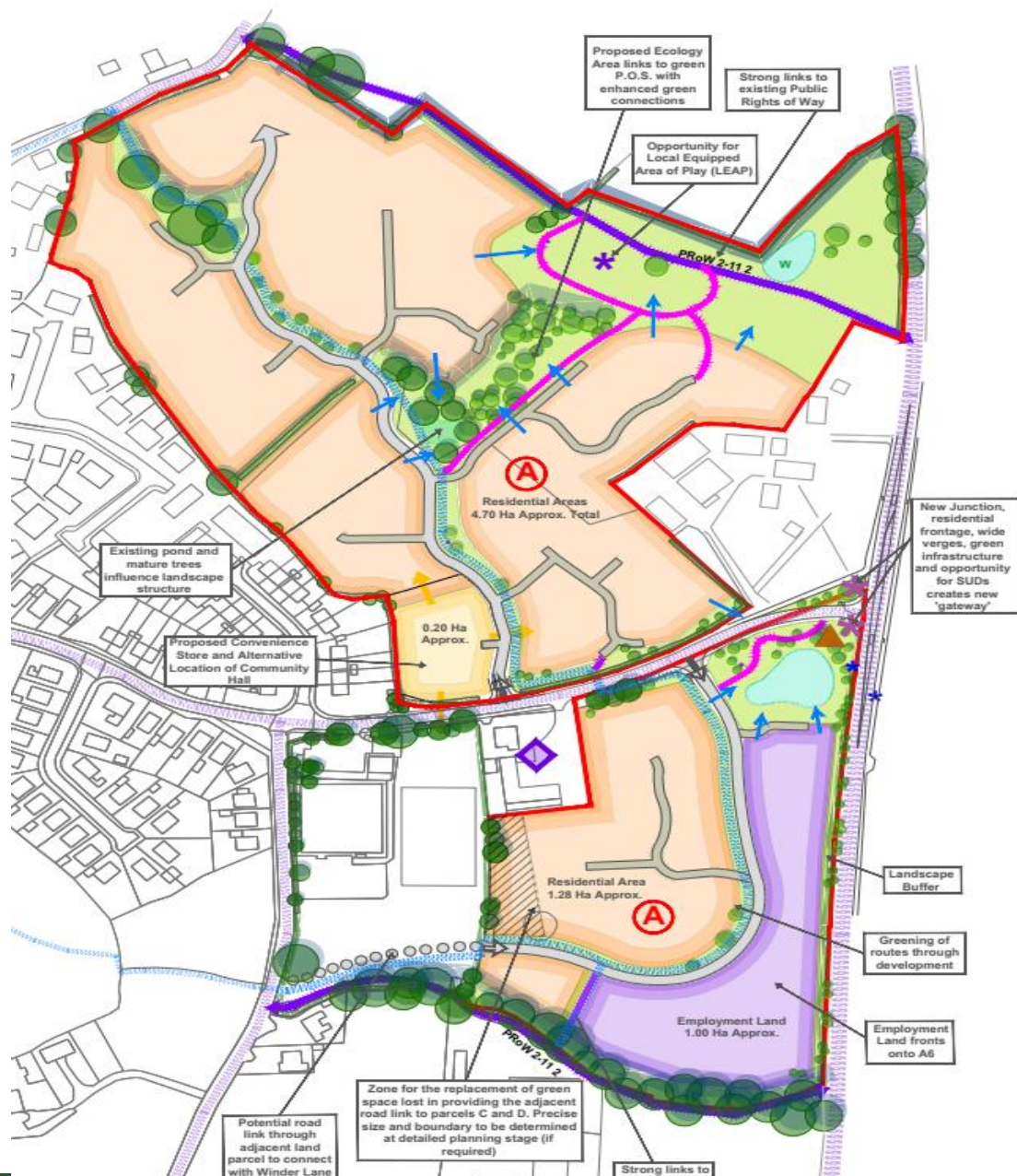
A suite of information including all technical reports available will be shared via a Dropbox link.

Services: These are contained in School Lane or on the edge of the site. Please make sensible assumptions and deduction allowances on the prescribed offer 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.

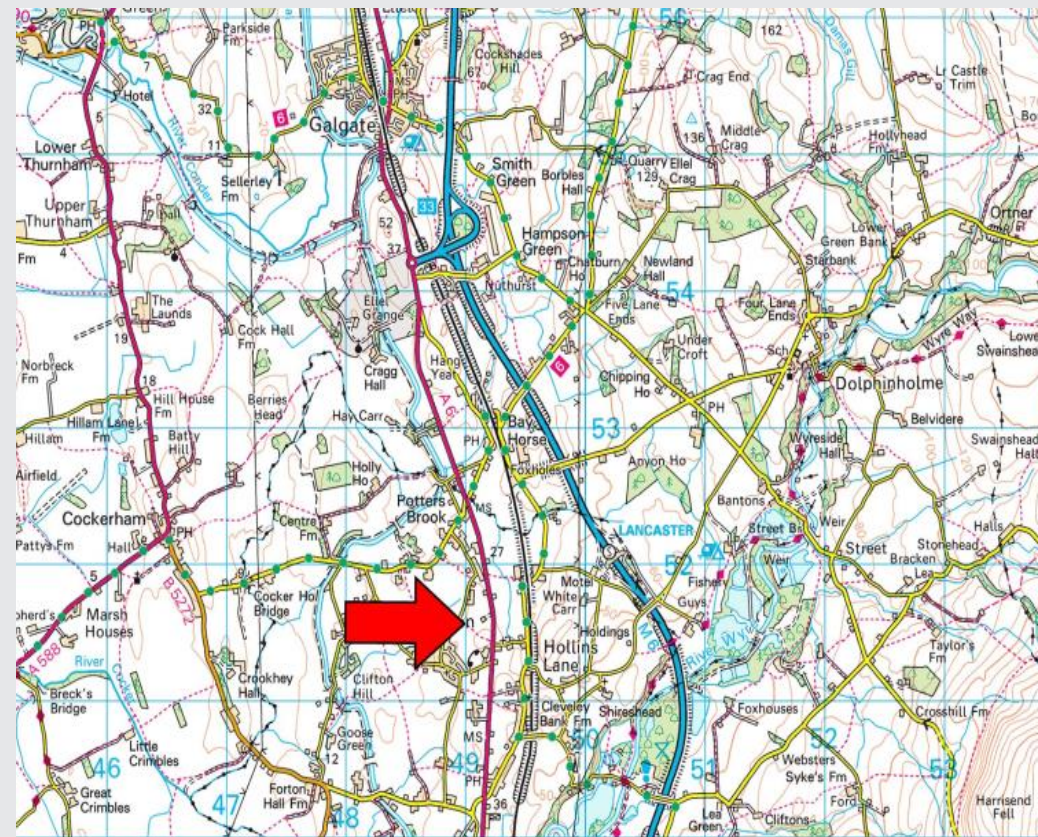
Easements, Wayleaves and Rights of Way: The site has an above ground electricity cable, sewer and a right of way crossing the site. These are reflected in the planning layout. The site is sold subject to all rights existing.

Title and Tenure: The site is offered for sale Freehold with Vacant Possession. The purchaser is to carry out all their own title enquiries.



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



General Remarks continued..

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.

Covenants – these may be required on areas where development is not proposed.

Highways – Roads to be adopted and constructed to boundaries or requested location.

Proposals: Offers are invited on either a Subject to Planning basis or on an Unconditional basis. 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:
4. Unit numbers
5. Net developable acreage (including affordable)
6. Housing Mix – numbers of beds
7. Identification under the anti-money laundering regulations.
8. 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.

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.

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 01705 895 995.

Enquiries: Further information is available via the joint agents.

Richard Furnival at Armitstead Barnett LLP on 07967 647 378 / Richard@abarnett.co.uk

David Cowburn at Cowburn Land on 07720 293 940 / David@cowburnland.co.uk

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