

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

DEVELOPMENT LAND

0.25 hectares (0.6 acres)

**Land at Sutton Lane
Tarleton
Nr Preston
PR4 6UY**

- Greenfield site
- Suitable for affordable residential development
- Popular area
- Readily accessible location

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
Castle Chambers E | lancaster@eckersleyproperty.co.uk
China Street
Lancaster
LA1 1EX

eckersley
incorporating Irvine Taylor



Location

The land is prominently situated on the north side of Sutton Lane on the fringe of Tarleton village adjacent to Tarleton Bowling Club.

Tarleton itself is a village and civil parish within the district of West Lancashire. The population was 5,652 (2011 Census) and continues to grow due to increased popularity of the location and new residential redevelopment in and around the village.

The village is located just off the main A59 Preston to Liverpool Road which splits to form the A565 Southport Road. It is 8 miles north east of Ormskirk, 14 miles south west of Preston and 10 miles east of Southport.

Description

An irregular relatively flat parcel of land, roughly diamond shaped in its configuration with frontage to Sutton Lane.

Site Area

The site extends to approximately 0.25 hectares (0.6 acres).

Services

Interested parties should make their own enquiries with the statutory service providers.

Planning

The land is situated adjacent to the urban settlement of Tarleton and is within a Protected Land designation under Policy GN1 of West Lancashire Council's local plan.

Registered interested parties can be provided with pre-application advice received by our clients agents on a without prejudice basis. It is recommended that interested parties seek their own planning advice and make their own enquiries with West Lancashire Council (tel. 01695 577177).

Tenure

We understand the property is held freehold and solicitors will deduce title as a matter of course.

Guide Price

Offers are invited for the freehold interest. The disposal is subject to the Charities Act criteria and a requirement to achieve "best value". A sale will therefore be subject to an informal tender process.

Tender Date

Tuesday 31st March 2020 by 12 noon.

Photographs and Plans

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

Legal Costs

The successful bidder will be required to contribute to the Sellers reasonable professional costs in the disposal. This may be subject to a cap that must clearly be stated in the tender offer.

VAT

We understand that the purchase price will be subject to VAT.

Money laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Fiona Warren / Andrew Taylorson

Email: fw@eckersleyproperty.co.uk / at@eckersleyproperty.co.uk