

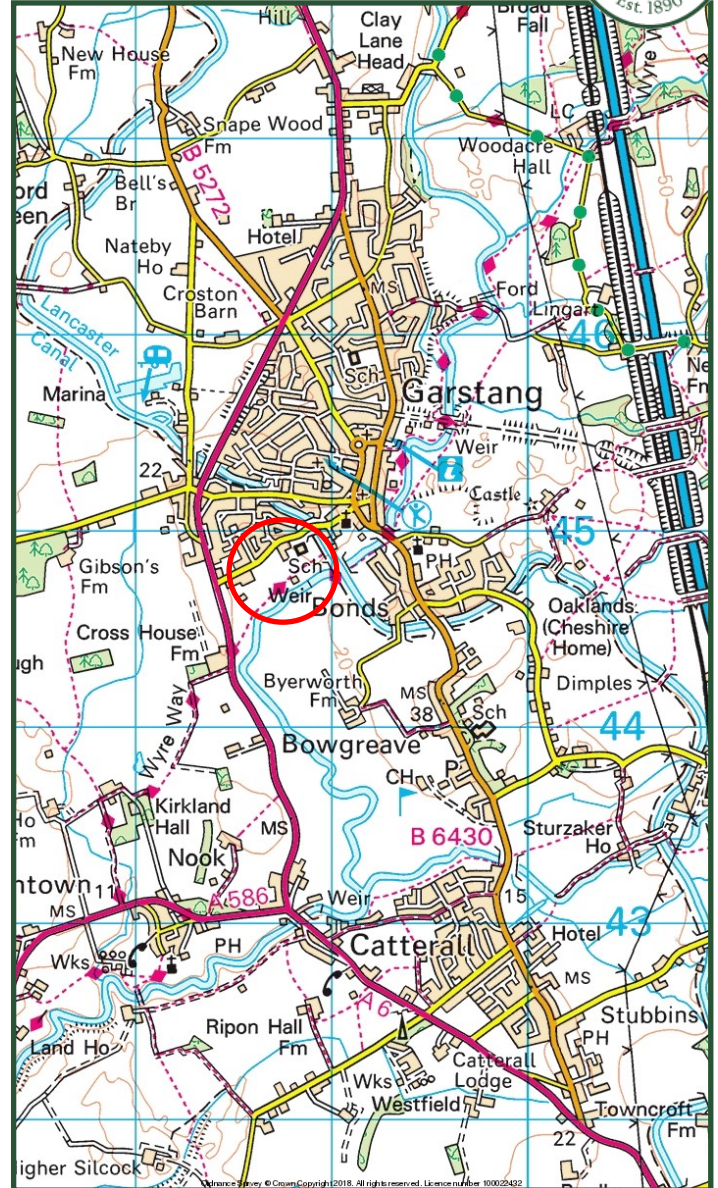


Residential Development Opportunity

For Sale by Informal Tender:
Friday 11th May 2018, 12 noon

Land at Kepple Lane, Garstang, Lancashire, PR3 1PB

- 3.63 acres (1.47 hectares) with Outline Planning Permission for up to 26 dwellings and up to 24 apartments for the over 50's — with access approved.
- Close to Garstang centre and the marina on the Lancaster Canal.
- Riverside location with views over golf course.



This 3.63 acre site, edged red above, is located on the edge of Garstang and approximately 0.25 miles outside Garstang town centre where there are a host of schools, retail and leisure facilities. Access to the development to be directly from Kepple Lane and the site is gently sloping away from the road with views into the open countryside beyond. The land edged blue above has outline permission for up to 75 dwellings.

Planning

The site has the benefit of an Outline Planning Permissions with all Matters Reserved except access, that offers a potential development of up to 26No. Houses and up to 24No. Apartments for the over 50's.

The site planning reference is 17/00579/OUTMAJ and was granted on 1st March 2018 and is subject to a Section 106 Agreement, see below.

Section 106 Agreement/Obligations

A full copy can be provided up on request but in summary the main details are:

Education Contribution

There will be a Primary Education Contribution of £14,217.31 per required place and a Secondary Education Contribution of £21,423.27 per required place (index linked). There is a formula detailed in the s106 Agreement to calculate the actual

contribution based on the number of bed spaces provided and the available capacity at the time of approving reserved matters.

Sustainable Transport Contribution

There will be a sustainable transport contribution of £125,000

Affordable Housing

A condition within 17/00579/OUTMAJ states that the site shall provide 30% affordable housing based on number of units/bed spaces of the market dwellings. For clarification, this does not apply to the over 50's apartments.



Planning & Technical Information

The planning documentation can be received on request or by visiting Wyre Borough Council, planning pages using ref 17/00579/OUTMAJ. A variety of information is available.

Please note that an intrusive ground test has not yet been carried out.

Method of Sale

Offers are invited for the freehold interest by way of informal tender with a tender date of **Friday 11th May 2018, at 12 noon.**

A supporting informal tender form and schedule for completion in terms of assumptions are available for completion.

Offers

We are not seeking overage in respect of the sale but are looking for offers to take account of the Outline Planning Permission and work within the parameters of that approval. Any Planning Application would be subject to the approval of the vendor via their agents.

Proposals

Offers are sought on one of two of the following bases:

- Unconditional Offers.
- Offers subject to Reserved Matters Planning

based upon the existing Outline Permissions.

We are seeking offers that are net offers with the assumptions made as necessary as stated on the associated assumptions form.

VAT

We understand the purchase price will be subject to VAT.

Sales Enquiries

Chris Cockwill / David Cowburn
Armitstead Barnett
South Lancashire Office
E: chris@abarnett.co.uk
T: 01704 895 995

General Remarks

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: Vacant possession upon completion.

Viewings: Viewings are strictly by appointment with the joint selling agents.

Method of Sale: Informal Tender. Attention is drawn to the associated documents:

- Informal Tender form.
- Assumptions form.

Informal Tender Details: Interested parties should complete and submit the separate Informal Tender form and Assumptions form, before 12 noon on Friday 11th May 2018.

Please bear in mind the following when preparing the Tender form for this property:

Armitstead Barnett LLP and their client reserve the right not to accept the highest or indeed any offer received. Submission of the Informal Tender form does not constitute any part of the contract. We suggest making your offer an odd number and all offers should be made in pounds sterling (£).

We suggest that any offer that is made subject to any external factors such as planning be clearly outlined in the enclosed form or a continuation sheet if necessary.

The new Money Laundering Regulations brought into effect on 26 June 2017 require all Agents to obtain proof of identity of all purchasers looking to acquire land or property.

In order to comply with the legislation it is essential that Armitstead Barnett have proof of identity of any person(s) or company wishing to make an offer or tender for any of the land and property being offered for sale.

Identification would be required before an offer is accepted. Two forms of identification are required.

Please note, we will also undertake an electronic identity check which will leave a soft ID footprint but will not affect credit rating.

SUBJECT TO CONTRACT

Armitstead
Barnett

North Lancashire
Market Place, Garstang,
Preston, Lancashire, PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire, L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria
19 Kirkland,
Kendal, Cumbria, LA9 5AF
01539 751 993
kendal@abarnett.co.uk

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 to 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.