



**9.96 ACRES (6.32 NET DEVELOPABLE ACRES) WITH PLANNING CONSENT.**

**FOR UP TO 66 RESIDENTIAL DWELLING HOUSES.**

**FRONTAGE ONTO A6 GIVING SUPERB MARKETING OPPORTUNITIES.**

**SEMI-RURAL, EDGE OF SETTLEMENT SETTING.**

**Residential development opportunity:  
Daniel Fold Farm, Daniel Fold Lane, Catterall, Preston, PR3 0JZ**

**For sale by Informal Tender:  
Thursday 19 October 2017, 12 noon**



The Planning Permission and Section 106 Agreement have certain obligations including:

- Education (primary school) contributions totalling a maximum of £305,235.
- 30% Affordable Housing.
- £TBC Transport contributions.
- Provision of Public Open Space (POS).

We will need details of the purchaser's Affordable Housing revenue assumptions which will most likely be based around the Affordable Units being 50% affordable rent and 50% shared equity/discount to market value.

Further enquires to be made to the joint Agent, Graham Anthony Associates.

There is the potential that dependant upon the outcome of other pending decisions in the area a contribution of £183,972.80 may be required towards secondary school provision. Individual purchasers will need to consider their own scheme against the formula and confirm the amount that has been allowed within their offer.

The POS requirement of the site for a scheme of this size is 0.264 hectares. This is dealt with within Condition 17 of the Planning Consent. The indicative layout plan shows 0.16 hectares of POS.

In terms of the Planning Conditions these are all relatively standard, although of note are as follows:

- Condition 5: Visibility Splays.
- Condition 9: Certain trees are to be retained.
- Condition 12.
- Condition 16: Reserved space for Medical Centre and Pharmacy. This land is being retained by the land owner with full rights of access.

## Location

The site is located on the south side of Garstang on the westerly edge of Catterall. This is a popular residential area with new services coming in the form of a local centre with several shops.

Access to the site is an agreed Reserved Matter as shown on the site layout plan. This is to be shared with the adjacent development currently being carried out by Wainhomes. There are two access points to the site.

Please note the Medical Centre site is to be retained.

## Services

All services available locally. Individual purchasers to satisfy themselves as to the position and scale of these services prior to offer.

## Planning

The site has the benefit of Outline Planning Permission. Planning was approved at Committee on 22 March 2017, reference 16/00144/OUTMAJ, subject to a Section 106 Agreement.



## **Relationship with adjacent development**

The site has direct access from the A6 and also has the benefit of a right of access along a road leading from Daniel Fold Lane to the new Wainhomes development which will give access to ten of the plots. When Phase 1 was sold a full right of access has been reserved and Wainhomes are to construct the road to an adoptable standard.

Wainhomes have a right to connect into any existing conduits within the land and are obliged to construct new conduits for all services excluding gas along the access road. The subject site has the right to connect into those new services together with the right to upgrade them where necessary.

The subject site has the right to connect into the existing surface water drainage until connected to new services.

## **Ransom**

The vendor will retain a ransom strip against the adjacent property to the north.

## **Technical Information**

This information below can be received from either the joint agents at Graham Anthony Associates or by visiting the Wyre Borough Council portal and utilising reference 16/00144. A variety of information is available, including the following:

- Planning Committee report, along with two update sheets.
- Section 106 Agreement.
- Site constraints plan.
- Flood risk assessment.
- Design and access statement.
- Desktop study.
- Heritage assessment.
- Proposed site plan.
- Ecological appraisal.
- Transport assessment.
- Tree survey.
- Acoustic report.

## **Method of Sale**

Offers are invited for the freehold interest to the property by way of informal tender with a tender date of Thursday 19 October 2017 at 12 noon.

A supporting tender form and schedule for completion in terms of assumptions is provided.

## **Overage**

We are not seeking overage in respect of the sale but are looking for offers to take account of the Outline Planning Application and work within the parameters of that approval.

## **Proposals**

Offers are sought on one of the following two bases:

1. Unconditional Offers.
2. Offers subject to Reserved Matters Planning based upon the existing outline.

**We are seeking offers that are net offers, with assumptions made where necessary as stated on the attached assumptions form.**

## **VAT**

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

## **Enquiries**

Further information is available from:

### **Sales:**

Name: Alice Morgan / David Cowburn  
Armitstead Barnett

Tel: 01704 895 995

Email: [alice.morgan@abarnett.co.uk](mailto:alice.morgan@abarnett.co.uk) /  
[david@abarnett.co.uk](mailto:david@abarnett.co.uk)

### **Planning:**

Name: Avnish Panchal / Graham Salisbury  
Graham Antony Associates

Tel: 01995 604 514

Email: [avnish@grahamanthonyassociates.com](mailto:avnish@grahamanthonyassociates.com) /  
[graham@grahamanthonyassociates.com](mailto:graham@grahamanthonyassociates.com)

**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 supporting 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 Thursday 19 October 2017.

Please bear in mind the following then preparing the Tender Form for the 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 document 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 (£) with a copy of proof of funds.

We suggest that any offer that is made subject to any external factors such as Planning be clearly outlined in the attached 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 and property. In order to comply with the legislation it is essential that Armitstead Barnett have proof of identity of any person(s) wishing to make an offer or tender for any of the land and property being offered for sale. Therefore when submitting your tender please provide IN A SEPARATE ENVELOPE OR GIVEN SEPARATELY TO THE TENDER DOCUMENT two forms of identification. We will be unable to open any tender submitted without identification given separately. 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



For identification purposes only. Not to scale.

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

1. 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.
2. 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.
3. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property
4. 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.
5. 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.
6. 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.