



# For Sale by Formal Tender

Freehold Residential Development Opportunity  
5.807 hectares (14.35 acres) of land at Liverpool  
Road, Hutton allocated for housing development  
(c 120 dwellings) in the Central Lancashire Local  
Plan 2023-2041 (Publication Version)



## Property Information

### The Site

Approximately 5.807 hectares (14.35 acres) of land shown edged red on the plan below.

### Description (ref. site plan below)

Agricultural land situated in the highly desirable village of Hutton with access from Liverpool Road/Walton Gardens. Hutton is bypassed by the A59 giving the village good transport links.

### Location (ref. site plan and aerial photograph below)

The site is adjacent to Hutton Grammar Church of England School and has access from Liverpool Road. It is located approximately 3 miles (4.8 kilometres) south-west of Preston in the South Ribble Borough.

### Tenure

The property is offered freehold.

### Planning

As part of the [Central Lancashire Local Plan](#) review South Ribble Borough Council have identified the site as a proposed housing allocation site (HS3.6 – Longton and Hutton Area – Map 4.3) in the [Central Lancashire Local Plan 2023-2041 Publication Version \(Regulation 19\) Consultation](#).

For further discussions please contact the Development Control Section by telephone: 01772 625400 or email: [planning@southribble.gov.uk](mailto:planning@southribble.gov.uk)

### Services

It is understood that all main services are available in the adjacent highways. However, interested parties should contact the statutory undertakers for confirmation and to ascertain whether there is sufficient capacity available for their proposals. Plans of service searches are included in the sales pack

### Roads and Access

Vehicular access to the property is currently available from Liverpool Road/Walton Gardens, which are understood to be an adopted highway. However it is the responsibility of interested parties to satisfy themselves as to the status of these roads.



## Possession

Vacant possession will be given upon completion.

## Expressions of Interest

Prospective purchasers are invited to submit formal offers for the whole of the property as shown edged red on the site plan.

## Submission of Formal Tender

The property is offered for sale by way of formal tender, tenders should be submitted by **10:00am, Friday 9 May 2025**.

All offers should be submitted as per the tender documentation.

It is proposed that recommendations regarding tender returns will be put to Lancashire County Council's Cabinet for a decision on Thursday 5 June 2025. Parties submitting tender returns will be notified within two weeks of the date of decision as to the success of their bid.

## Fees

In addition to the purchase price, the purchaser will be liable, upon completion, to make a contribution to the County Council's legal and surveying fees equivalent to 2% of the purchase price, subject to a minimum of £1500.00 and shall reimburse the county council for the cost of local searches.

## Viewing

The site may be viewed by appointment only.

## Further Information

If you require further information on **property related matters** please contact:

Gary Jones BSc (Hons) MRICS, Registered Valuer.  
Estates Manager  
Estates Service  
Lancashire County Council  
PO Box 26, County Hall  
Preston  
PR1 8RE  
Tel: 01772 533864  
Email: [gary.jones@lancashire.gov.uk](mailto:gary.jones@lancashire.gov.uk)

If you require further information on **legal matters** please contact:

Wendy Clarke  
Solicitor (Property)  
Legal and Democratic Services  
Lancashire County Council  
PO Box 78, County Hall,  
Preston  
PR1 8XJ  
Tel: 01772 530811  
Email: [wendy.clarke@lancashire.gov.uk](mailto:wendy.clarke@lancashire.gov.uk)

## Misrepresentations

Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.

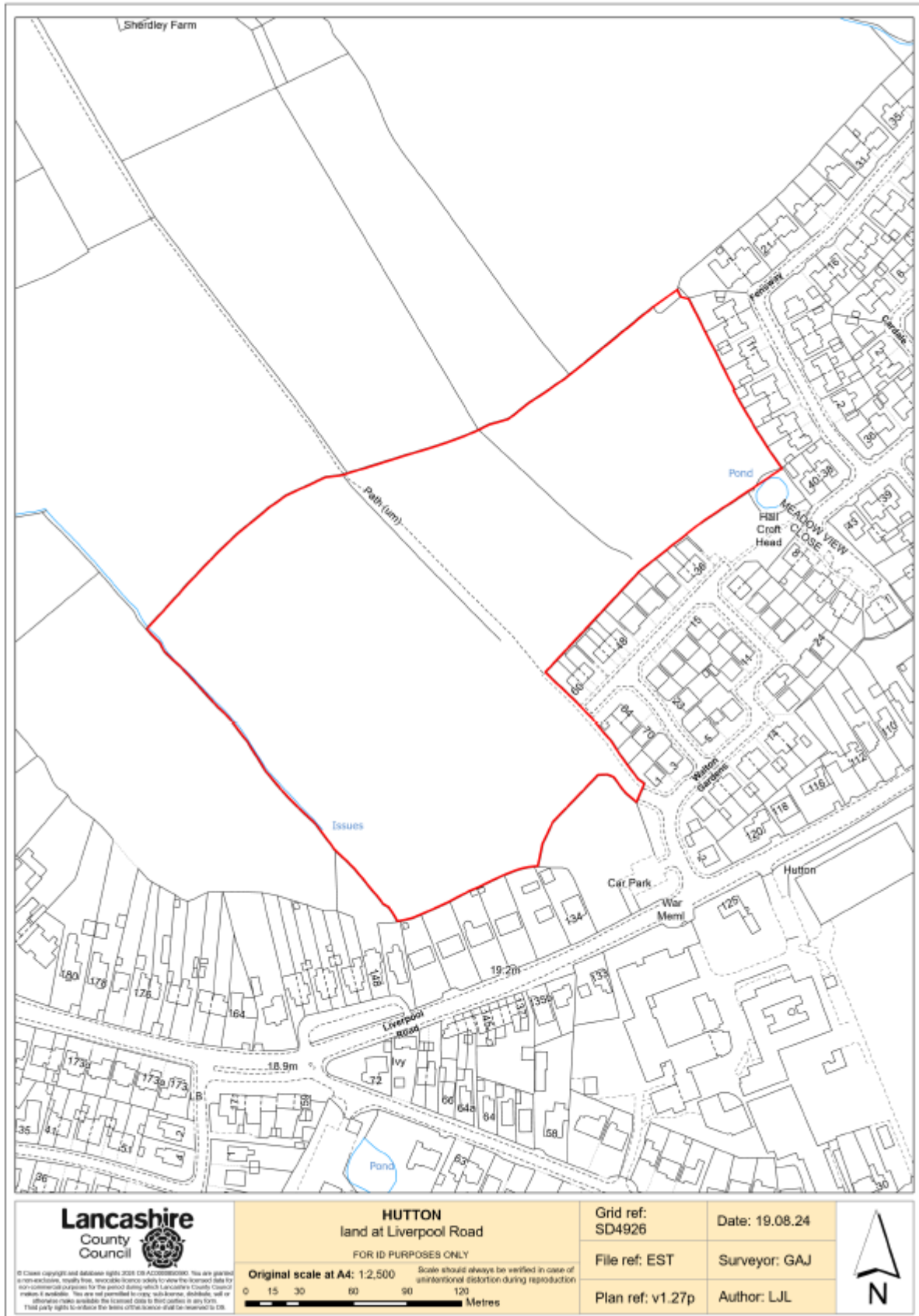
Whilst all efforts have been made to ensure these particulars are accurate, no responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place with potential purchasers.

## Lancashire County Council Property Sales

For other property offered for sale by the county council please visit:-  
[www.lancashire.gov.uk/propertysales](http://www.lancashire.gov.uk/propertysales)



## Site Plan



## Aerial Photograph

