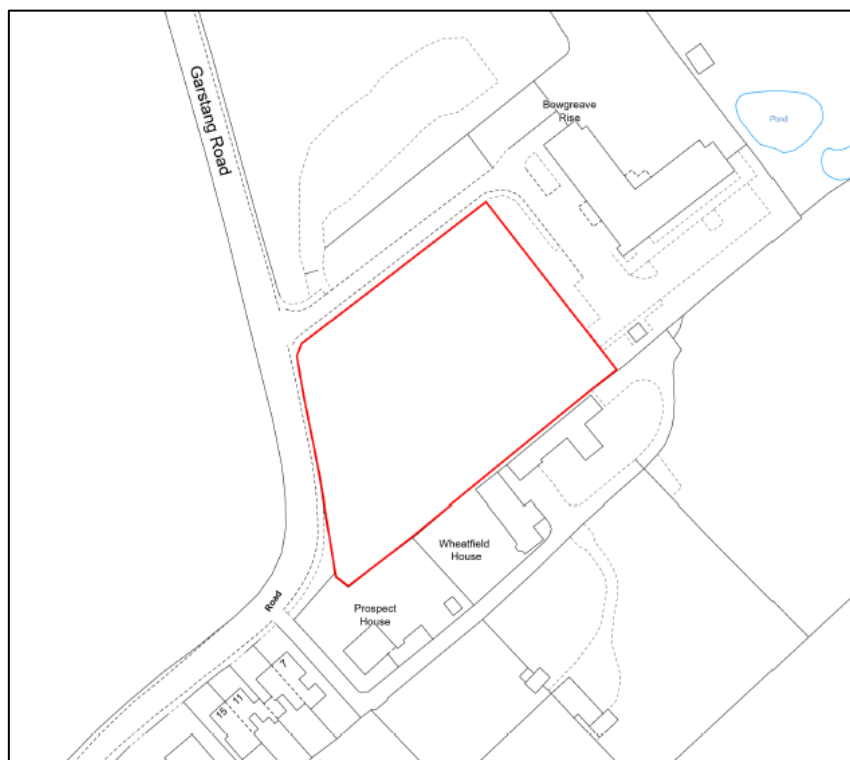




For Sale by Formal Tender

Freehold Brownfield Development Opportunity
0.545 hectare (1.53 acres) of land at Garstang Road,
Bowgreave PR3 1YD with consented planning for
3 storey Extra Care facility consisting of
65 apartments



Property Information

The Site

Approximately 0.545 hectare (1.53 acres) of land shown edged red on the plan below.

Description (ref. site plan below)

A prominent and strategic development site.

The cleared site of the former Bowgreave Rise Residential Home. Shared access will be provided over the access road, with permitted rights to upgrade to adoptable standards and future dedication if required.

The largely flat site is bound to the west by Garstang Road whilst the rest of the site is naturally screened from the adjacent land to the North. The site's access is shared with the newly built Bowgreave Rise Care Home.

Surveys and reports have been undertaken to de-risk the site for developers and all such reports will be available within the information pack which will be included on our website.

Location (ref. site plan and aerial photograph below)

The site is located directly off Garstang Road (B6430) approximately $\frac{3}{4}$ of a mile to the South of Garstang in Bowgreave, a village in the parish of Barnacre-with-Bonds, Lancashire. The site is located close to both the Lancaster Canal and the River Wyre.

The site provides convenient and easy access to both the M6 Motorway (Junction 32), M55 Motorway and the A6.

Tenure

The property will be offered on a Freehold basis (subject to restrictions and obligations).

Planning

Outline planning consent has been granted by Lancashire County Council on the 21st April 2021 – Planning Application LCC/2020/0069, Details of the application, associated documents and decision notice can be found at: [Planning application \(lancashire.gov.uk\)](https://www.lancashire.gov.uk/planning-application)

For further planning enquires about the **consented planning** please contact Jonathan Haine, Head of Development Control.

Email: jonathan.haine@lancashire.gov.uk Tel : 01772 534130

For **future planning** enquires please contact planning@wyre.gov.uk

Services

It is understood that all main services are available in the locality. 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 and additional reports are included in the information pack.

Roads and Access

Vehicular and pedestrian access to the property is currently available directly from Garstang Road which is an adopted highway. It is the responsibility of interested parties to satisfy themselves as to the status of these roads.

Possession

Vacant possession of the site will be given upon completion of the sale.

Submission Returns

Prospective purchasers are invited to submit formal unconditional 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**.

It is proposed that interested parties should return details of their proposals including plans and layouts together with details of their scheme together with their financial offer in relation to the development site being offered on a Freehold basis.

All offers should be submitted as per the tender documentation.

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 3% of the purchase price, subject to a minimum of £3000 and shall reimburse the county council for the cost of local searches.



Viewing

The site may be viewed by appointment only. Please contact Gary Jones for access, details below.

Further Information

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

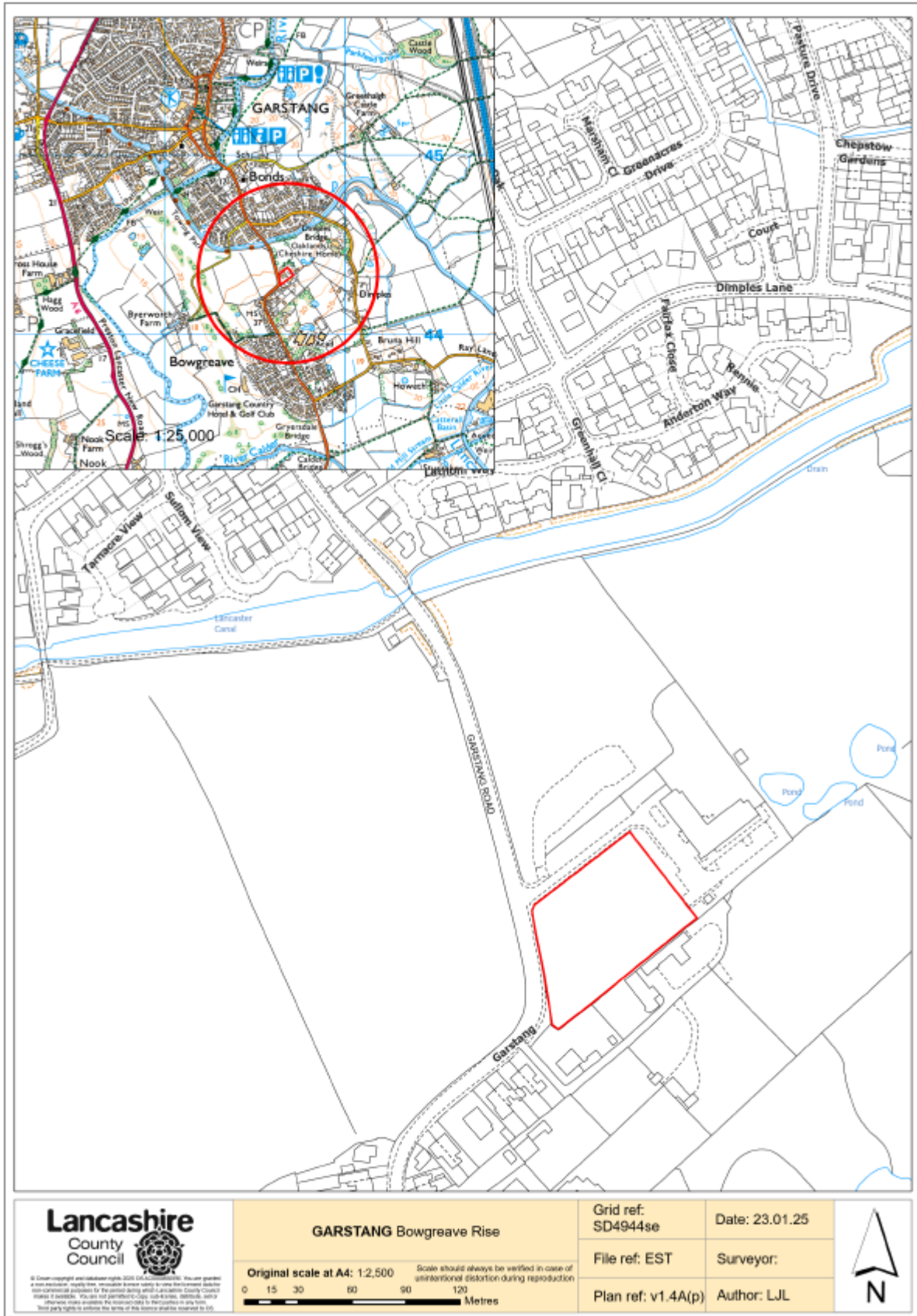
Gary Jones BSc (Hons) MRICS
Estates Manager
Estates Service
Lancashire County Council
PO Box 100
County Hall
Preston
PR1 0LD
Tel: 01772 533881
Email: gary.jones@lancashire.gov.uk

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

Joe McCreadie
Solicitor
Property, Commercial and Procurement Team
Legal and Democratic Services
Lancashire County Council
PO Box 100,
County Hall
Preston
PR1 0LD
Tel: 01772 533077
Email: joe.mccreadie@lancashire.gov.uk



Site Plan



Aerial Photograph



 <p><small>© Crown copyright and database right 2015 OS. All rights reserved. You are granted a non-exclusive, royalty-free, irrevocable licence to view the licensed data for non-commercial purposes for the period during which Lancashire County Council remains a licensee. This licence prohibits copying, reproduction, distribution, or other use. Available in accordance with the terms of the licence. Third party rights in relation to the data shall be observed by OS.</small></p>	GARSTANG Bowgreave Rise		Grid ref: N/A	Date: 23.01.25		
	Original scale at A4: 1:2,500	Scale should always be verified in case of unintentional distortion during reproduction		File ref: EST		Surveyor:
			Plan ref: v1.5A(p)	Author: LJJ		

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