Tusons Farm Livery Yard
Gill Lane, Walmer Bridge, Preston, PR4 5GN

For Sale by Private Treaty

A residential redevelopment opportunity to construct a detached dwelling house and a courtyard development of three dwellings in a semi-rural Green Belt location in Walmer Bridge. The site is available as a whole.

Location
Tusons Farm is situated north of Gill Lane on the eastern edge of Walmer Bridge village. The property is within easy walking distance of all local amenities in the village such as the village hall, butchers, public houses and convenience stores. Little Hoole Primary School is sited approximately 0.2 miles away and Longton Primary School is 0.8 miles away. Walmer Bridge is situated south of the village of Longton and north of Much Hoole. Gill Lane is accessed directly off the A59, which heads north to Preston or south to Liverpool. J29 of the M6 motorway is located approximately 6 miles to the east. Preston train station is approximately 5 miles away (local and national train services).

Directions
From J29 of the M6, head west on the M65 towards Preston. At the first roundabout, take the first exit on the A582 towards Whitestake. Continue straight on at the next roundabout for approximately 3 miles. On reaching the double roundabout, continue straight on at the first and turn right taking the third exit at the second roundabout. Drive along Flensburg Way for around 0.5 mile. At the roundabout take the third exit onto Penwortham Way (A582). After 0.7 miles turn left towards Longton on Chain House Lane. Drive through Whitestake, past New Longton on Hugh Barn Lane and onto Moss Lane. At the T Junction turn left onto Chapel Lane and a further left onto Longton Bypass (A59). At the roundabout take the third exit onto Gill Lane towards Walmer Bridge. The private access drive is located on the right; opposite the village hall access. Drive down the access drive until you reach the houses and yard area at Tusons Farm. There is ample room to park vehicles in the yard.
Particulars of sale

Description
Tusons livery yard comprises equestrian buildings and yard area. The extent of the property is shown edged red on the plan within these particulars (for identification purposes only). It benefits from a full planning consent dated 15th March 2019 for the erection of one detached dwelling with detached garage, a pair of semi detached dwellings and a linked detached dwelling, following demolition/ removal of equestrian buildings/equipment and the removal of caravan/horse box storage areas. The proposed dwellings will provide the following approximate GIA’s:

Dwelling 1 (3 bed) 143m²
Dwelling 2 (3 bed) 200m²
Dwelling 3 (4 bed) 277m²
Dwelling 4 (4 bed) 214m²

The property extends to 0.94 acres or thereabouts within two areas to the north and south of the existing dwellings at Tusons Farm. Existing site photographs and elevations/floor plans for the proposed dwellings are shown on these particulars. The approved layout plans and the decision notice are enclosed with the particulars.

Access
Access to the property is via an existing private access track off Gill Lane. The right of access is shown coloured brown on the sale plan contained in these particulars. Access will be granted for the purpose of the proposed development. The vendors reserve the right to make alterations and improvements for the access, including bringing it up to an adoptable standard and subsequent adoption.

Overage
The property is sold subject to a covenant requiring that the area shown hatched blue on the plan in these particulars is used for agriculture, domestic garden (subject to planning) and access in association with the proposed developments only – planning reference (07/2019/0591/FUL). The sale is subject to an overage condition, which will require that if planning permission is obtained on this land, other than for the authorised uses, the vendor will be entitled to a sum equivalent to 50% of any increase in value occurring as a result of that planning consent. The development clawback will remain in force for a period of 25 years from the date of completion.

Easements. Wayleaves & rights of way
The property is sold subject to any existing wayleaves, easements and rights of way that may exist. A public footpath runs up the access track to the east of Tusons Farmhouse.

Boundaries
Boundaries with inward facing ‘Ts’ on the sale plan in these particulars will be the responsibility of the purchaser.

Purchasers will be obliged to erect a fence on open boundaries and therefore maintain and replace it as necessary.

Existing Buildings - The purchaser will be responsible for demolishing the existing buildings.

Services - Mains water, electricity and foul drainage serve Tusons Farm. Purchasers should satisfy themselves of the suitability of these supplies and any changes/upgrades/additions will be their responsibility. The vendor and purchaser will reserve reciprocal rights in respect of services.

Tenure - The property is offered freehold with vacant possession.

Viewing & Enquiries – The property can be viewed by appointment only and arrangements are to be made through P Wilson & Company LLP (01772 882277).

Health & Safety - prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health & safety procedures. The vendors for themselves & P Wilson & Company LLP as their agents accept no liability for any health & safety issues arising out of viewing this property.

Method of Sale – the property is offered for sale by private treaty.

Guide Price - £550,000

Plans – All the plans included in these sales particulars and attached hereto have been reduced from their original size. Therefore, none are to scale and are for identification purposes only. All land areas have been taken from Promap. The red edge on the aerial image on the front of these particulars shows indicative boundaries only.
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.