

For Sale by
Private Treaty

Church Hill Farm
D'Urton Lane, Broughton, Preston, PR3 5LD



P Wilson & Company
Chartered Surveyors



Expressions of interest are invited to enter into a conditional contract to purchase a redevelopment opportunity at Church Hill Farm, D'Urton Lane, Broughton.

This is the opportunity to potentially acquire a redevelopment site that currently comprises a detached farmhouse and range of equestrian buildings set in a total of circa 1.43 acres.

The entire property is shown edged red, for identification purposes, on the rear of these sales details.



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Directions

Leave Junction 1 of the M55 on the A6 North – James Towers Way. Shortly after leaving the motorway junction you will come to a roundabout where you turn right onto D’Urton Lane, after approximately 100m turn right again into D’Urton Lane. The subject property will be found on the right hand side, clearly marked by the sole selling agent’s board.

Description

Church Hill Farm currently comprises a detached three bedroom house with a range of equestrian buildings and facilities all set in a total of 1.43 acres and is bounded to the North by James Towers Way and is surrounded by the existing houses and new residential development.

The site has the benefit of a Certificate of Lawful Use and Development granted on 23rd January 2020 for commercial equestrian use.

The site is currently located within Open Countryside as identified on the proposals map of the adopted Local Plan of Preston City Council and representations have been made to the Central Lancashire Plan Review to alter that status.

Given the location of the land situated South of James Towers Way and completely surrounded by existing or new residential development it is the view of the vendors and their agents that this site represents an opportunity for redevelopment for residential purposes.

There is doubt as to whether or not Preston City Council can maintain their current stated position of having a five year housing land supply figure. That position is being challenged on multiple fronts and the Central Lancashire Prime Review presents an opportunity to try and ensure that the status of this

land changes and becomes available for residential redevelopment.

Method of Sale

Consequent to the planning permission stated above, the vendors are inviting expressions of interest from developers to discuss terms for a conditional contract to purchase the entire site.

It is envisaged that that conditional contract would be for a fixed term and would be conditional only on obtaining planning consent for redevelopment of the site for residential purposes.

It is envisaged that contract would schedule and agree how a fixed price was going to be negotiated once the conditionality had been satisfied.

That fixed price could be:

- a) A fixed sum
- b) A fixed sum per residential unit for which planning permission is obtained
- c) A fixed sum per sq.ft. of residential development for which planning permission is obtained.

The vendors reserve the right to require the contract to include Overage provisions if planning consent if not obtained for the entirety of the site. Those Overage provisions would subsist in respect of the non-developed part of the site.

The contract would make the potential purchaser responsible for all costs relating to the obtaining of such a planning consent with no recourse to recover any costs from the vendors and would contain performance criteria to ensure that the prospective purchaser used all reasonable endeavours to obtain said planning consent.



Services

The site currently enjoys mains water, electricity and drainage but the suitability of those services for the proposed redevelopment of the site has not been established, but is presumed to be inadequate.

Tenure

The property is offered freehold and with vacant possession.

Access

Access to the property is direct off D'Urton Lane.

Method of Sale

Expressions of interest are invited to discuss terms for a conditional contract as set out above.

Viewings

Viewings are strictly by appointment and must be conducted with current Covid-19 Regulations advice.

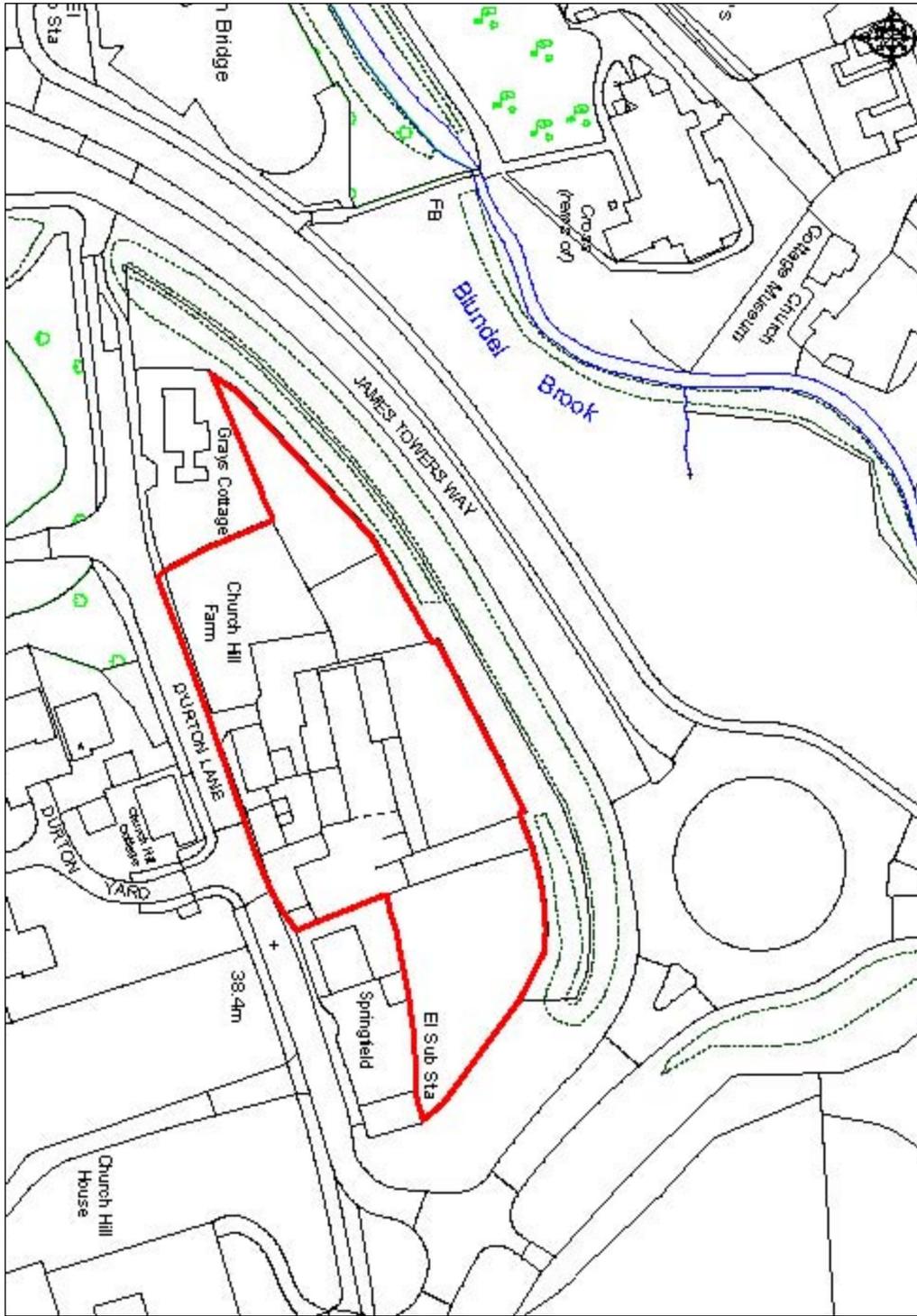
Social distancing will need to be maintained at all times and if more than one person is viewing the property they must be from the same household.

Health and Safety

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

Enquiries

All enquiries should be directed to Andrew Coney.



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P Wilson & Company LLP for themselves and for the vendors or lessors of this property whos agent they are, give notice that:

[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[b] Any electrical or other appliances on 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;

[c] No person in the employment of P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

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