

Lot 39, Preston Lancaster Road, Scorton, nr Garstang, Preston, Lancashire PR3 1AD

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Substantial Freehold Roadside Development Opportunity

www.acuitus.co.uk

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Property Information

Substantial Freehold Roadside Development Opportunity

- Highly prominent location with significant frontage onto A6
- Includes on-site parking for approximately 35 cars
- Site area approximately 0.34 hectares (0.84 acres)
- Development Potential for a range of alternative uses (subject to consents)

Lot

39

Auction

13th July 2023

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles	14 miles north of Preston, 30 miles north-west of Manchester
Roads	A6, A59, M6, M55
Rail	Preston
Air	Manchester Airport

Situation

The property is prominently positioned on the eastern side of Lancaster Road (A6), approximately 7 miles south of Lancaster and 14 miles north of Preston. The property benefits from excellent communication links, 2 miles north of Junction 33 of the M6 motorway. The immediate location includes residential housing, an open farm and a garage.

Tenure

Freehold.

EPC

Band E

Description

The property comprises a former restaurant arranged on the ground floor and a residential two bedroom flat on the first floor, with a detached single-storey outbuilding arranged on the ground floor only. The property benefits from approximately 35 car parking spaces on a 0.34 hectares (0.84 acres) site.

VAT

VAT is applicable to this lot.

Planning

The property may lend itself to a number of alternative uses including residential, restaurant, nursery or drive-thru and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Wyre Council. (www.wyre.gov.uk) (Phone: 01253 891000) (Email: mailroom@wyre.gov.uk)

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (Gross Internal Areas)	Floor Areas Approx sq ft (Gross Internal Areas)	Tenant
Ground First Outbuilding	Retail/Ancillary Residential Ancillary	187.00 100.00 88.00	(2,012) (1,071) (947)	VACANT
Total		375.00	(4,030)	

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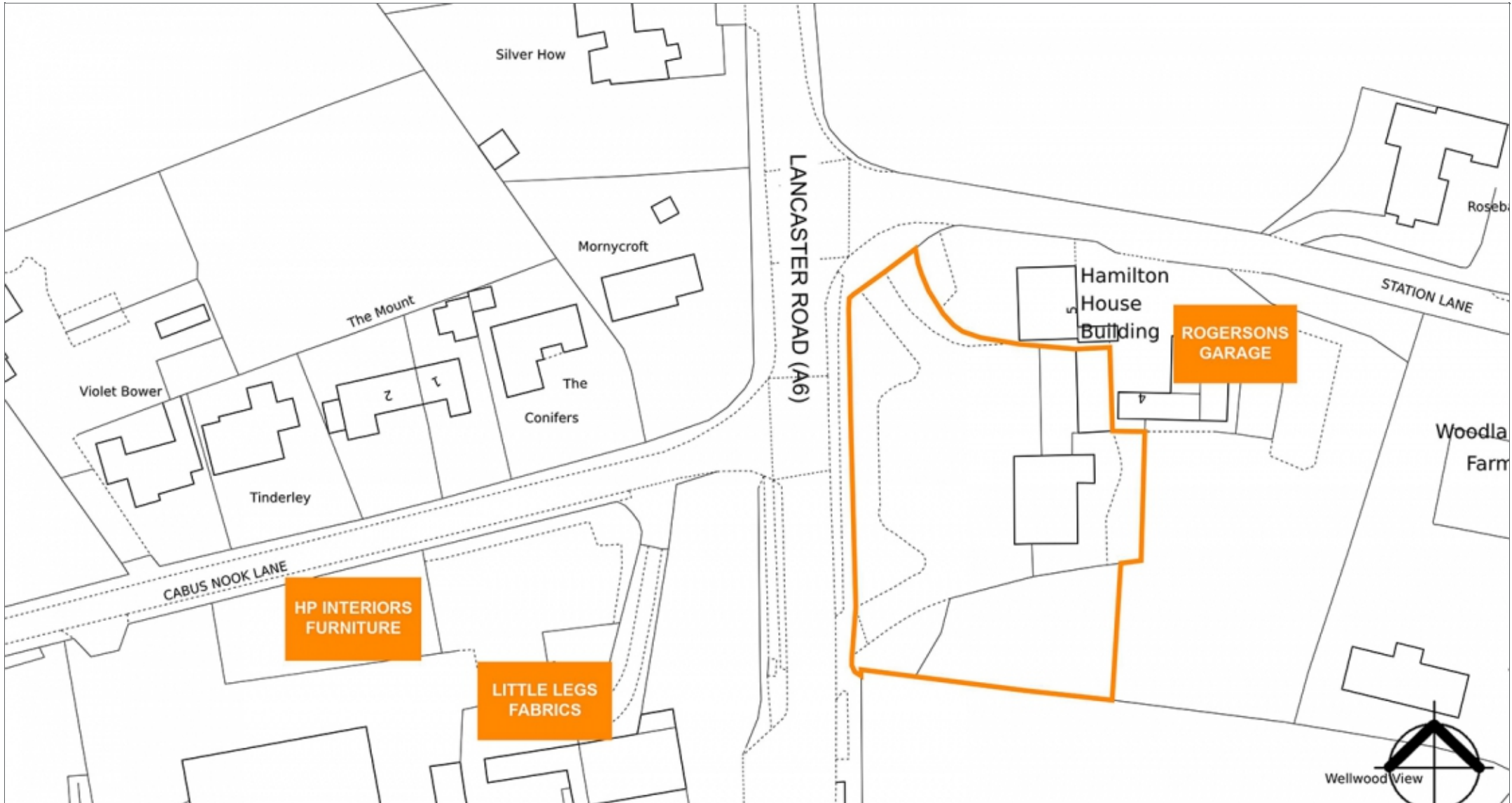
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September 2020