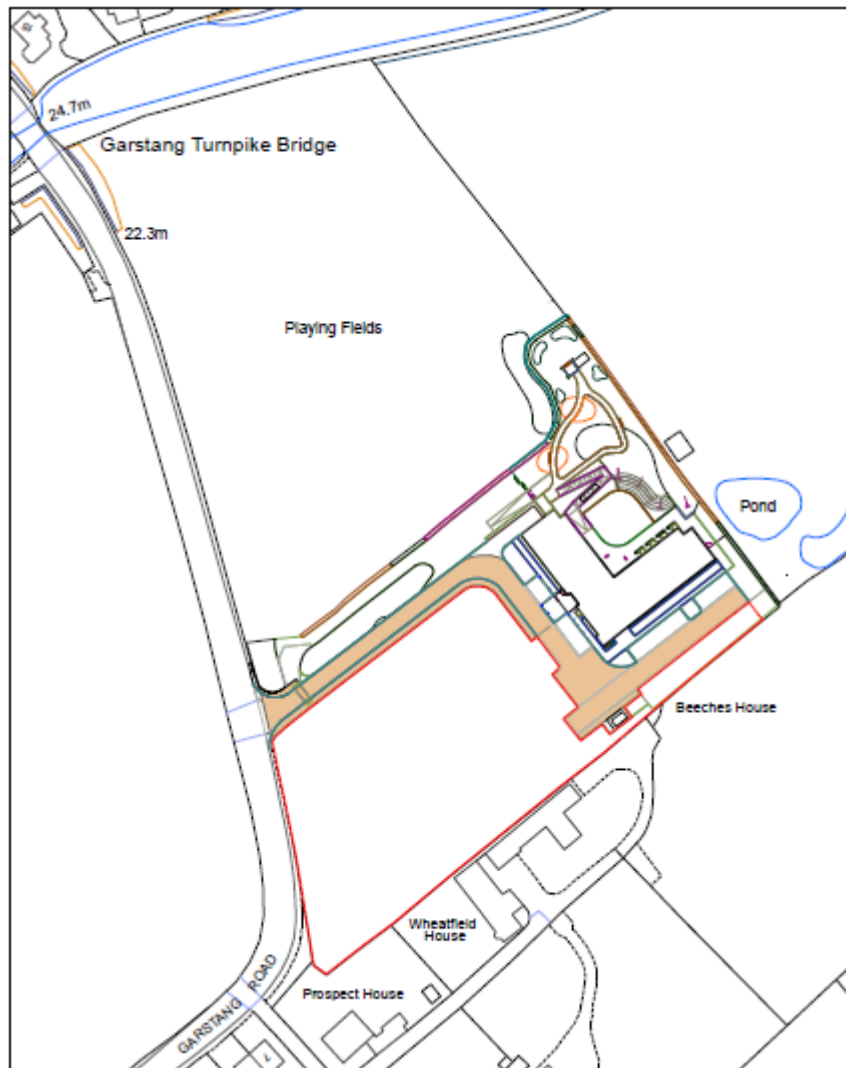


EXPRESSIONS OF INTEREST

**Brownfield Development Opportunity
for 3 storey Extra Care facility consisting of 65
apartments 0.617 hectare (1.525 acres) of land at
Garstang Road Bowgreave Preston PR3 1YD**



Property Information

The Site

Approximately 0.617 hectare (1.525 acres) of land shown edged red on the plan above.

Description (ref. location plan above)

A prominent and strategic development site.

The site of the former Bowgreave Rise Residential Home will be cleared in preparation for the site's future development. Demolition works are currently progressing. The site will be left cleared, leveled, and seeded. Shared access will be provided over the area shown shaded brown on the plan above.

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 sites access is shared with the newly built Bowgreave Rise Care Home which was completed earlier this year.

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 below)

The site is located directly off Garstang Road (B6430) approximately $\frac{3}{4}$ of a mile to the South of Garstang in Bowgreave, which is 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 long Leasehold basis (subject to restrictions and obligations).

Planning

Outline planning consent has been granted by Lancashire County Council on the 21 April 2021 – Planning Application LCC/2020/0069/2

Details of the application, associated documents and decision notice can be found at: <https://planningregister.lancashire.gov.uk/Planning/Display/LCC/2020/0069> and <https://planningregister.lancashire.gov.uk/Planning/Display/LCC/2020/0069/2>

For further planning enquires please contact

Jonathan Haine,
Head of Development Control
Planning and Environment
Lancashire County Council
PO Box 100,
County Hall
Preston
PR1 0LD
Tel: 01772 534130
Email: jonathan.haine@lancashire.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.

Expressions of Interest

Expressions of Interest should be submitted by **10:00am, Friday 27 October 2023**. 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 peppercorn 125-year lease arrangement.

Following submission the County Council will review the details provided by interested parties and will undertake further engagement with selected bidders based upon their returns.

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.

Other Conditions

- LCC will commission and contract monitor the onsite care provider.
- Rent and service charges must meet local Housing Allowance/Housing Benefit levels.
- An enabling and accessible environment including the use of assistive technology to make independent living possible for people with disabilities, including those with dementia.
- On site café/bistro expected.
- The tenure model is social/affordable housing and shared ownership. It is expected that approximately 85% of the properties will be for social/affordable rent.
- LCC will have nomination rights for a period of 4 months for 8 flats. These will remain in place until 4 months after the scheme has opened or the flat has been first 'let', whichever is sooner. Once the flat is let, LCC will not hold any further nomination rights (in the event of a re-let). This will ensure the viability of the scheme for the care provider.
- An allocations agreement will be in place agreed between Lancashire County Council, the landlord and the care provider to ensure appropriate tenants will reside within the scheme.
- The scheme will have a mix of people with high, medium and low care and support needs, the proposal for this scheme will be a 30/40/30 split.

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

If you require further information on the **commissioning of the care and support element**, please contact:

John Salisbury
Policy, Information and Commissioning Manager (Live Well)
Lancashire County Council
PO Box 100,
County Hall
Preston
PR1 0LD
Tel: 01695 651323
Email: john.salisbury@lancashire.gov.uk

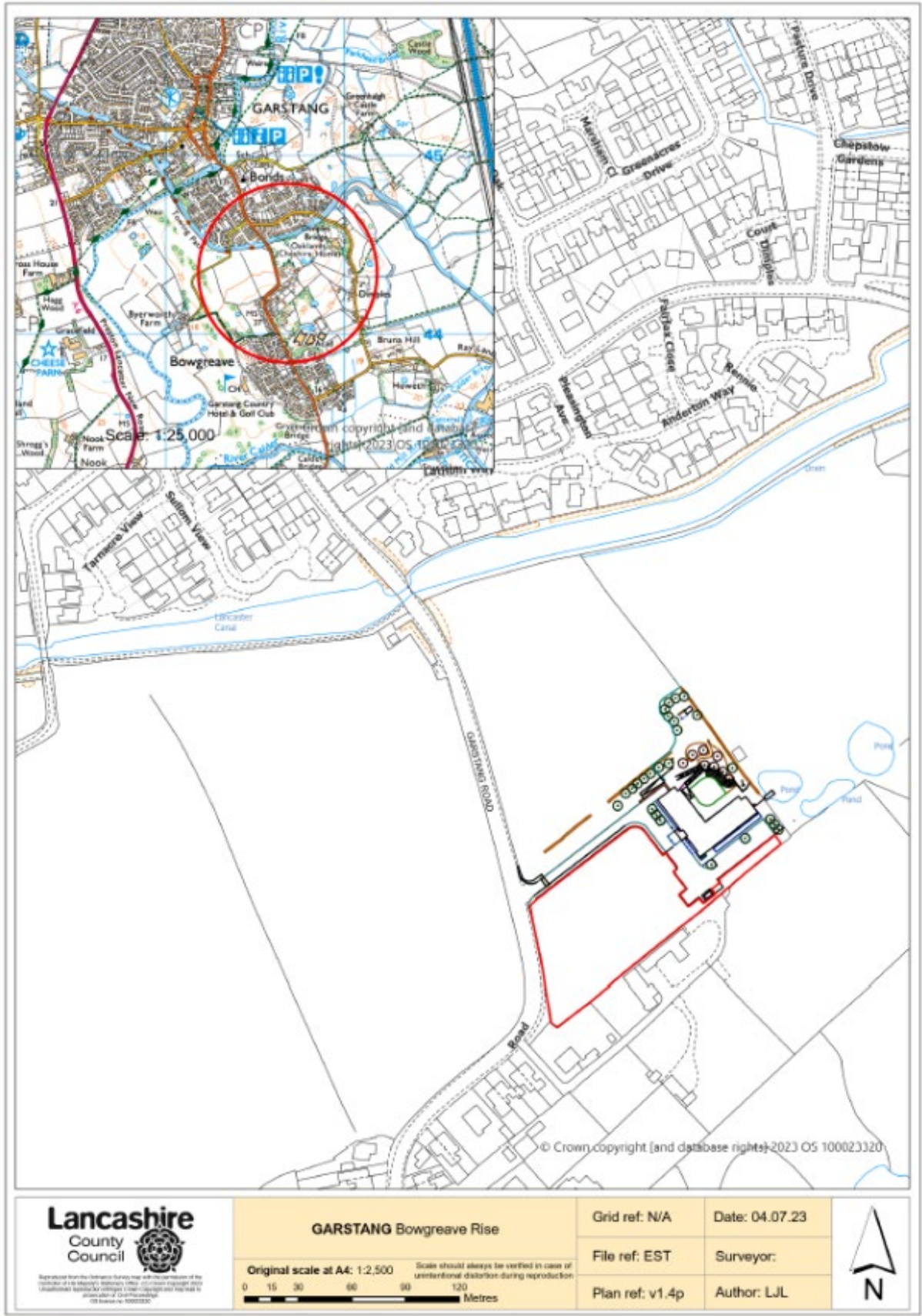
Expressions of Interest – Brownfield Development Opportunity, Extra Care - Land at Garstang Road Bowgreave Lancashire PR3 1YD.

Location



Expressions of Interest – Brownfield Development Opportunity, Extra Care - Land at Garstang Road Bowgreave Lancashire PR3 1YD.

Site Plan



Aerial Photograph



 <p>Lancashire County Council</p> <small>Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2013. Unauthorised reproduction is prohibited. Ordnance Survey is a registered trademark of Ordnance Survey Limited. OS Licence No: 100022220</small>	GARSTANG Bowgreave Rise		Grid ref: N/A	Date: 04.07.23	
	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: v1.5p	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