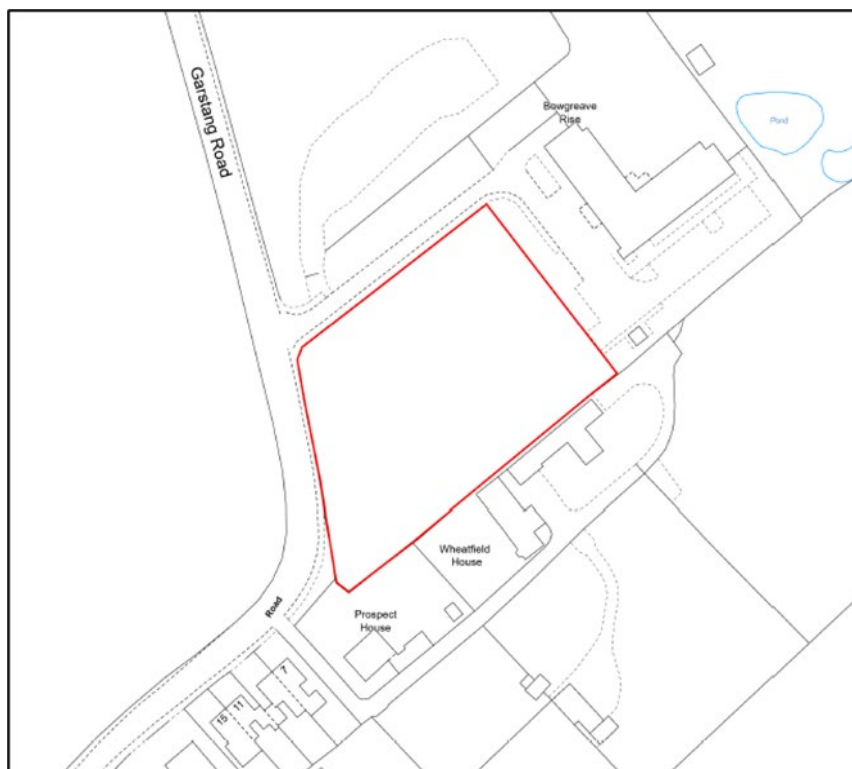




Expressions of Interest Invited

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 site plan below.

Description (ref. site plan and aerial photograph 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) as a formal option or conditional contract basis.

Planning

Outline planning consent has been granted by Lancashire County Council on the 21 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://planning.lancashire.gov.uk/planning-application/LCC/2020/0069)

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 supporting information.

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 will be given upon completion.

Expressions of Interest

Prospective purchasers are invited to submit offers and their proposed plans for the whole of the property as shown edged red on the site plan.

Submission of Offers

Offers should be submitted by **10:00am, Friday 4 July 2025**

All offers should be submitted with details of their proposals including plans and layouts together with the proposed timeframes for bringing the site forward.

A deposit of **10%** of the purchase price will be payable upon completion of the option and/or conditional contract.

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

For further information on **property related matters** please contact:

Gary Jones BSc (Hons) MRICS, Registered Valuer.
Estates Manager
Estates Service
Lancashire County Council
PO Box 100, County Hall
Preston
PR1 0LD
Tel: 01772 533864
Email: gary.jones@lancashire.gov.uk

For 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

Misrepresentations

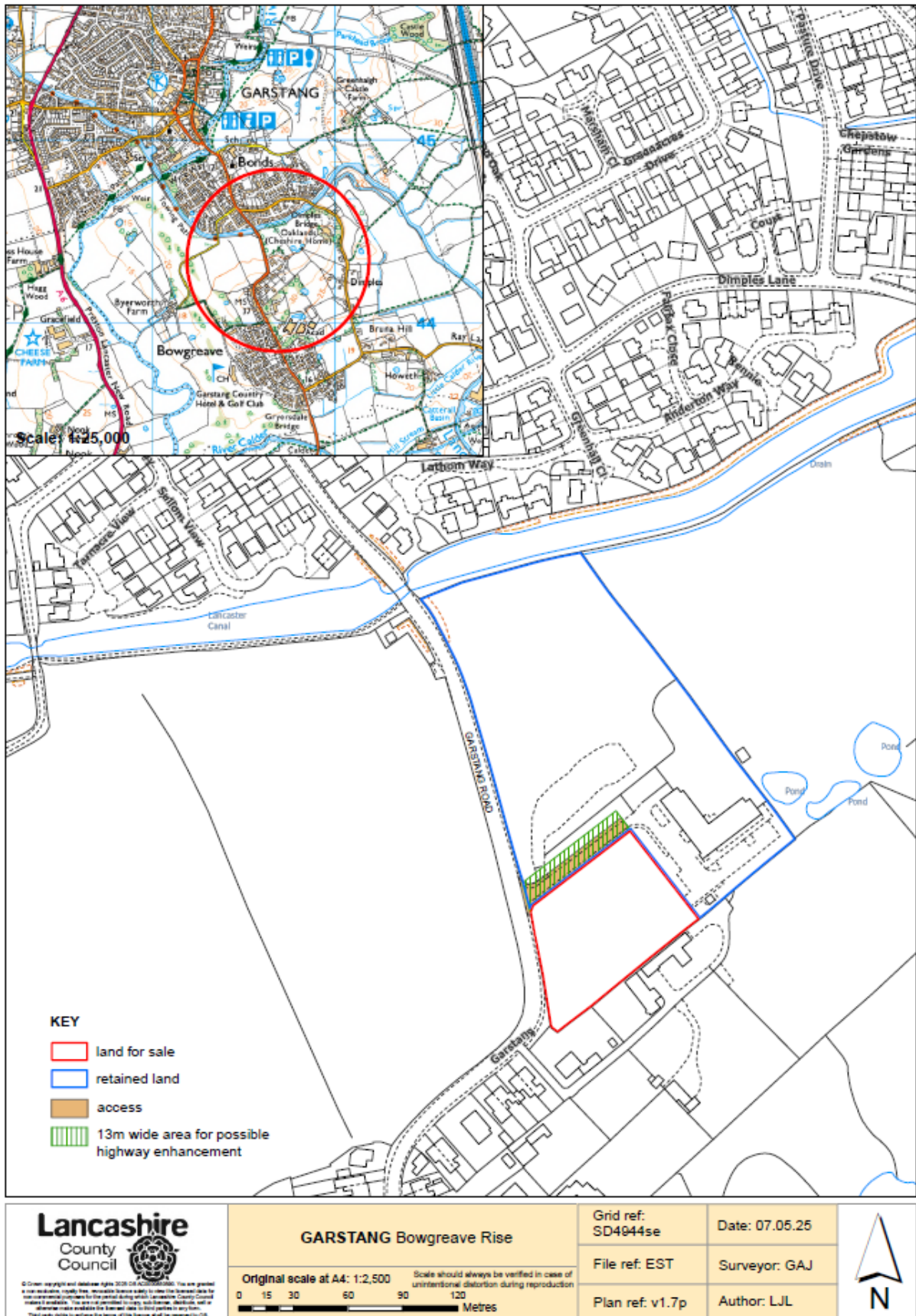
Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.

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

Site Plan



Aerial Photograph



Lancashire
County
Council



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GARSTANG Bowgreave Rise

Original scale at A4: 1:2,500

0 15 30 60 90 120 Metres

Scale should always be verified in case of unintentional distortion during reproduction

Grid ref: N/A

Date: 23.01.25

File ref: EST

Surveyor:

Plan ref: v1.5A(p)

Author: L.J.L

