



For Sale by Formal Tender

Freehold Residential Development Opportunity
0.733 hectare (1.8 acres) of land at Golden Hill
(Short Stay) School, Earnshaw Drive/Leyland Lane,
Leyland, Lancashire, PR25 1QS



Property Information

The Site

Approximately 0.733 hectare (1.8 acres) of land shown edged red on the plans above and below ("the Site").

Description (ref. site plan and aerial photograph below)

Since the demolition of the old school building on the Site and development of the new school building on land adjoining the Site in 2018, the Site has been partially reinstated and has been unused by the school. There is some historic fencing in place surrounding where the hard playing area was located, prior to the site redevelopment.

The Site is considered to be generally flat and open, with the exception of a few trees. There is a slight upwards gradient in the last few meters towards the East, where the Site boundary meets Earnshaw Drive. This area has a few trees which are not subject to tree preservation orders. It is not considered that the slight incline would have any impact the development potential of the Site.

Running along the North/North West of the site, there is an adopted footpath connecting Leyland Lane and Earnshaw Drive.

Location (ref. site plan and aerial photograph below)

The Site is located to the west of Leyland town Centre, in a predominantly residential area. The Site is located less than 3km away from its nearest Motorway, the M6 at junction 28, giving access South to Manchester, and access to Liverpool via the M58. The M6 also gives access North to Lancaster and Cumbria, and this also gives access to East Lancashire (Blackburn, Burnley, Nelson, etc) via the M65 and further access to the M61. There is also great access North to Preston City Centre, via local road connections such as the A582 and B5253.

The Site is less than 2km from Leyland Train Station, which is on the West Coast Main line, giving access North to Preston and Blackpool, and South to Manchester and Manchester Airport. These trains depart approximately every 30 minutes.

There are two bus stops located on Leyland Lane less than 100 meters from the site which travel to and from Preston Bus Station. These buses depart approximately every 30 minutes.

Tenure

Freehold Sale (Subject to Restrictions) – Sale will be via unconditional tender.

Planning

As part of the Central Lancashire Local Plan review South Ribble Borough Council have identified the Site as a proposed housing allocation site for 20 units (HS3.15 – Leyland Urban Area– Map 4.1) in the [CD1 Central Lancashire Local Plan Publication Version](#)

For further discussions please contact the Development Control Section by telephone: 01772 625400 or email: planning@southribble.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 sales pack.

Roads and Access

The Site can be accessed from Earnshaw Drive and Leyland Lane. The Site can also be accessed via an adopted footpath running along the north/northwest of the site, connecting Leyland Lane and Earnshaw Drive.

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 Site.

Submission of Offers

Offers should be submitted by **10am Monday 28th September 2026**.

All offers should be submitted with details of their proposals together with the proposed timeframes for bringing the site forward in terms of development.

A deposit of **10%** of the purchase price will be payable as part of the formal tender return process.

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.

Viewing

The Site may be viewed by appointment only. Please contact Gary Jones for access, details.

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:

James Hart
Solicitor (Property)
Legal and Democratic Services
Lancashire County Council
PO Box 100, County Hall,
Preston
PR1 0LD
Tel: 01772 536471
Email: james.hart@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

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Site Plan



