

For Sale
Offers in Excess
of £700,000



Freehold Village Development Opportunity

0.81 ACRES (0.33 HECTARES)

📍 FORMER CROWN HOTEL, STATION ROAD, CROSTON, LEYLAND, PR26 9RN

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent 0.81 acre development site
- Planning consent granted in February 2023 for the demolition and construction of a convenience store, café and associated parking (Ref: 23/00113/FUL)
- Suitable for alternative development schemes, including residential or retirement uses (subject to planning)
- Data Room available containing relevant documentation
- Attractive rural location surrounded by high-value residential properties
- Adjoins Croston Sports Facility, enhancing community appeal
- Prominent frontage onto the main road through Croston
- Held Freehold under Title Number LA750382
- Offers in Excess of £700,000



LOCATION

The property is located fronting Station Road (B5247) in the village of Croston, near Leyland, Lancashire. Croston is a picturesque village situated approximately 6 miles south of Preston, within the South Ribble district. The property is conveniently located just 0.22 miles from Croston Railway Station, providing easy access to local and regional transport links.

The surrounding area offers a variety of amenities, including local schools and the village is also home to several parks and recreational areas, contributing to its appeal as a family-friendly location.

DESCRIPTION

The former Crown Hotel presents a rare opportunity to acquire a prominent 0.81 acre freehold site. The site offers significant potential for redevelopment, including conversion to residential, or whole sale redevelopment, in line with the present planning consent of 23/00113/FUL. The site would potentially suit residential development or retirement scheme, subject to planning.

This is an excellent opportunity for developers, investors, or owner-occupiers seeking to repurpose a well-located and versatile site in an extremely well regarded and sought-after area.

ACCOMMODATION

We understand that the site, as a whole, extends to approximately 0.81 acres (0.329 hectares), as scaled from the Nimbus Mapping Systems.

SERVICES

We have assumed that all mains services are available to the site, however, interested parties must satisfy themselves as to the availability and capacity of all services.

TITLE/TENURE

The property is held Freehold under Title Number LA750382.

SALE PRICE

Offers in Excess of £700,000.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

PLANNING/USE

The property was granted planning consent in February 2023 for the demolition of the existing building and construction of a brand-new convenience store, cafe and associated parking, landscaping infrastructure works, under Planning Ref No: 23/00113/FUL.

There is a Data Room available with planning documents for the planning consent 23/00113/FUL, Asbestos Report and existing Site Topographical Plan.

It is the responsibility of the prospective purchaser to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Chorley Council).

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £11,500, with effect from 1st April 2026. The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

Interested parties are advised to make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of C(64). The certificate is valid until 4th December 2030. A full copy of the Report is available upon request.

51-75

C

64 C

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

The site can be viewed from the road side. **It is noted by our client that internal viewings are not possible, as the property is deemed unsafe.**

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Proposed Street & Site Scenes Plan - as per Planning Application 23/00113/FUL

