

For Sale



# One-Off Freehold Development Opportunity - 6.82 Acres

6.82 Acres (2.76 Hectares)

📍 Land At Sarscow Farm, Sarscow Lane, Leyland, PR26 8LS

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- One-Off Freehold Development Opportunity
- Attractive semi-rural location approximately 3 miles south-west of Croston
- Conveniently positioned for Preston, Leyland and Chorley corridor
- Nearby amenities, leisure facilities and highly regarded schools
- Countryside setting with strong regional connectivity
- Approximate site area of 6.820 acres (2.760 hectares)
- Granted Planning in Principle for the demolition of existing buildings and the construction of up to four dwellings (Application Ref: 25/O1109/PIP)
- Site capable of 8 x 6 bed dwellings
- Held Freehold under Title Number LAN123662
- Offers in the Region of £2,250,000 exclusive



## LOCATION

Sarscow Farm occupies a semi-rural location, adjacent to Croston and offers spectacular 360 degree views of the Lancashire countryside. Located 500m along a private road from Southport Road, and 300m from the nearest neighbouring property it is a serene position that offers unrivalled privacy and serenity, whilst still close enough to amenities.

The property enjoys excellent road connectivity via the A581 Southport Road and is conveniently located for the M6 (Junctions 27 and 28), with onward links to the M61 and M65, providing straightforward access to Preston, Chorley and the wider North West region. Rail services are also available from Leyland railway station.

The location combines attractive rural surroundings with excellent local amenities. Nearby Croston and Eccleston provide a range of shops, cafés and everyday services, whilst leisure facilities in the area include Worden Park and Leyland Golf Club. The area is also well served by highly regarded schools and colleges, making Sarscow Farm ideally placed for those seeking countryside living with convenient access to transport links and amenities.

## DESCRIPTION

The site sits elevated in a tranquil setting surrounded by rolling countryside, offering uninterrupted views across the landscape.

Full Detailed planning consent has been granted for two 7-bedroom detached and two 6-bedroom detached properties of distinction on the section currently occupied by the barns to the north.

Planning in principal has been obtained for four further detached properties on the area occupied by the office and parking facilities to the south of the existing built accommodation on the site.

Extending to just under 7 acres, the development also offers scope for paddocks and livery facilities as part of any future scheme, subject to obtaining the necessary planning consents.

## TITLE/TENURE

The site is held Freehold under Title Number LAN123662.

## SITE AREA

We understand the approximate Site Area, as scaled from the Nimbus Online Mapping System, is 6.82 acres (2.760 hectares)

## SERVICES

We assume that all mains services are connected or available to the property. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the site.

## PLANNING

It is the responsibility of the proposed purchaser to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Chorley Council).

The site currently has 3 x Planning in Principle Applications, as follows: -

**Land and Buildings at Sarscow Farm to the East Side of Sarscow Lane, Eccleston, Chorley, PR26 8LS**

Permission in Principle granted for the demolition of existing buildings and the construction of up to four dwellings [Application Ref: 25/01109/PIP](#).

**Land at Sarscow Farm to the West of Sarscow Lane, Eccleston, Chorley, PR26 8LS**

Permission in Principle application for the erection of one dwelling [Appeal Application Ref: 25/01108/PIP](#) - Under Appeal.

**Sarscow Farm Sarscow Lane Eccleston, Leyland, PR26 8LS**

Erection of 4no. dwellings (following demolition of existing buildings) [Application Ref: 24/00844/FUL](#)

## SALE PRICE

Offers in the Region of £2,250,000 exclusive.

## VAT

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

## BUSINESS RATES

None Applicable.

## LEGAL COSTS

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

## EPC

The site is currently exempt from EPC requirements.

## 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

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

## Adam Westwell | Director

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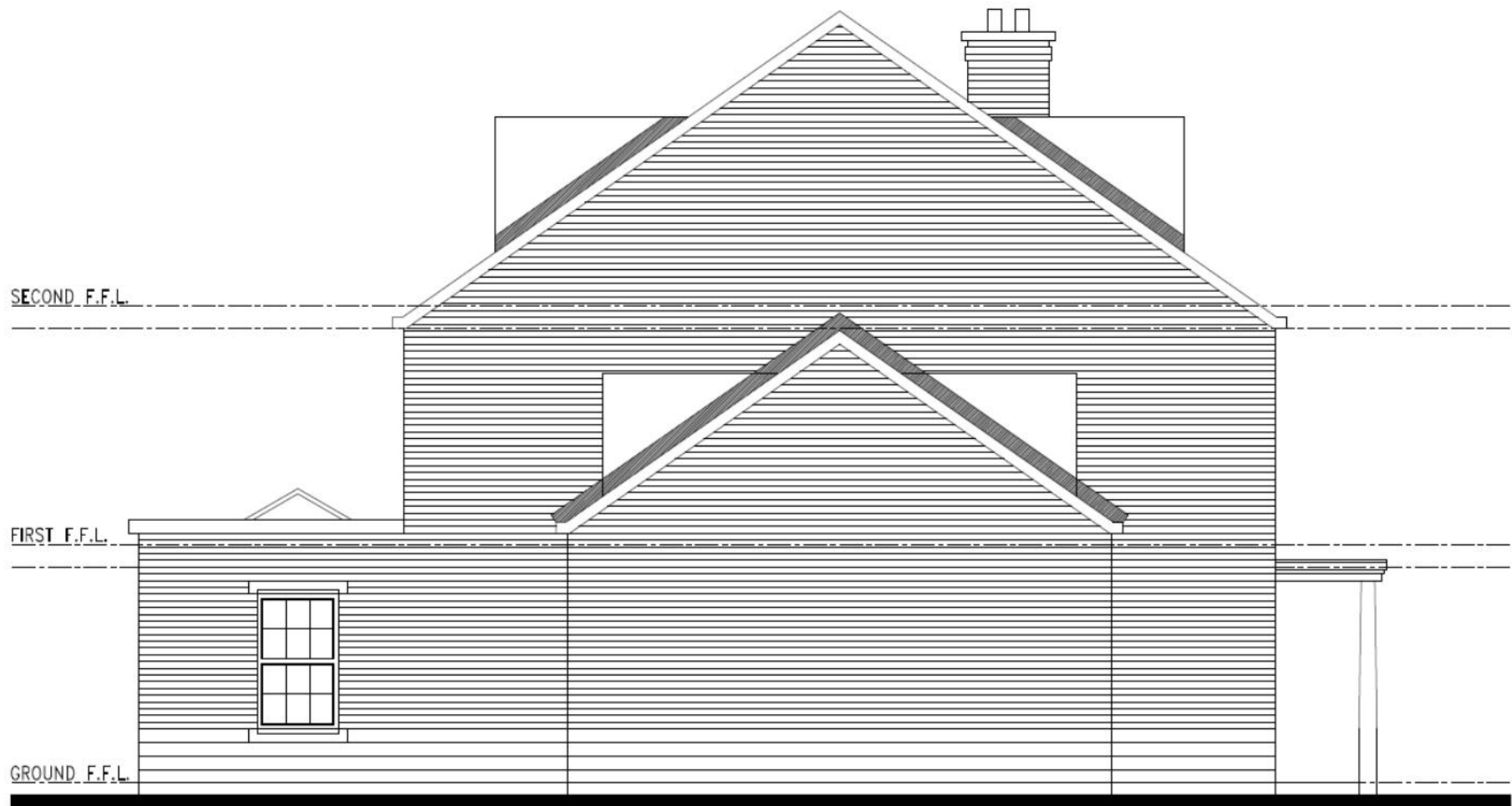
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

