



For Sale

# Freehold Development Opportunity - 0.972 Acres

0.972 ACRES (0.39 HECTARES)

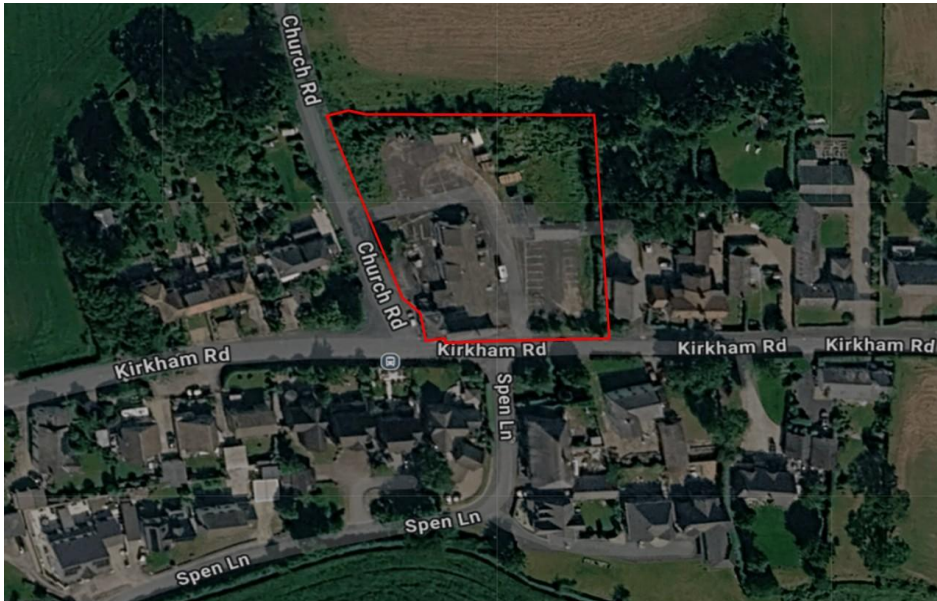
📍 FORMER DERBY ARMS PUBLIC HOUSE, CHURCH ROAD, TREALES, PRESTON, PR4 3SH

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Freehold Development Opportunity
- Prominent roadside position at the junction of Church Road and Kirkham Road in the village of Treales
- Attractive semi-rural Lancashire setting surrounded by open countryside and traditional village properties
- Excellent connectivity to Preston, Kirkham, Blackpool and the wider Fylde Coast via the A583 and M55 motorway network
- Convenient access to nearby rail services at Salwick and Kirkham & Wesham stations
- Approximate site area of 0.972 acres (0.393 hectares)
- Benefits from 2 x granted planning consents for redevelopment into a community shop with apartments and 6 x new dwellings, plus associated works
- Held Freehold under Title Number LA699145
- Offers in the Region of £1,250,000



## LOCATION

The property occupies a prominent roadside position at the junction of Church Road and Kirkham Road, in the rural Lancashire village of Treales, approximately 5 miles west of Preston. Access to the property is gained from both Kirkham Road and Church Road, with onward connections to the A583 Preston New Road and the M55 motorway, offering convenient travel links towards Preston, Blackpool and the wider Lancashire region.

The property also benefits from proximity to Salwick and Kirkham & Wesham Railway Stations, enhancing regional accessibility.

## DESCRIPTION

This development is a brownfield site, which has a full detailed planning consent for 6 new dwellings, plus a community farm shop and 2 flats.

The houses are 4 x detached and 2 x semi-detached dwellings. The community shop part of the premises, a former public house, is well presented with a thatched roof structure and brick elevations.

## ACCOMMODATION

The site has the following approximate Site Area, as scaled from the Nimbus Mapping System:

Area	Hectares	Acres
Site Area	0.39	0.972

## SERVICES

We assume that all mains services are connected or available to the property/site.

Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

## 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 (Fylde Council).

The site currently has 2 x granted planning consents, as follows: -

### **Application Number 22/0534 (Decision Date 04/05/2026)**

Proposed redevelopment of the Derby Arms Public House comprising partial demolition and conversion of the existing building into a ground floor community shop with two one-bedroom apartments above, together with the construction of six new dwellings and associated access, parking, landscaping and highway works.

### **Application Number 22/0535 (Decision Date 04/05/2026)**

Listed Building Consent application for the partial demolition and alteration of the Derby Arms Public House in connection with its conversion into a ground floor community shop with two one-bedroom apartments above, together with the development of six new dwellings and associated landscaping works.

## SECTION 106 AGREEMENTS

There is a Section 106 Agreement that has been entered into for the site; whereby the community shop has to remain in use for a minimum term of 3 years. The term of 3 years commences on occupation of the shop, which can be at any point before the 4th dwelling is occupied, otherwise its use will have to be in line with occupation of the 4th dwelling. For the avoidance of doubt, no Section 106 payment is payable.

## SALE PRICE

Offers in the Region of £1,250,000.

## VAT

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

## TITLE/TENURE

The site is held Freehold under Title Number LA699145.

## LEGAL COSTS

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

## BUSINESS RATES

The property currently has a Rateable Value of £17,000, with effect from 1st April 2026. The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

Interested parties are advised to make their own enquiries with the Local Rating Authority (Fylde Council).

## EPC

The property has an current Energy Efficiency Rating of C(56). The certificate is valid until 24th April 2029. A full copy of the Report is available upon request.

## 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.

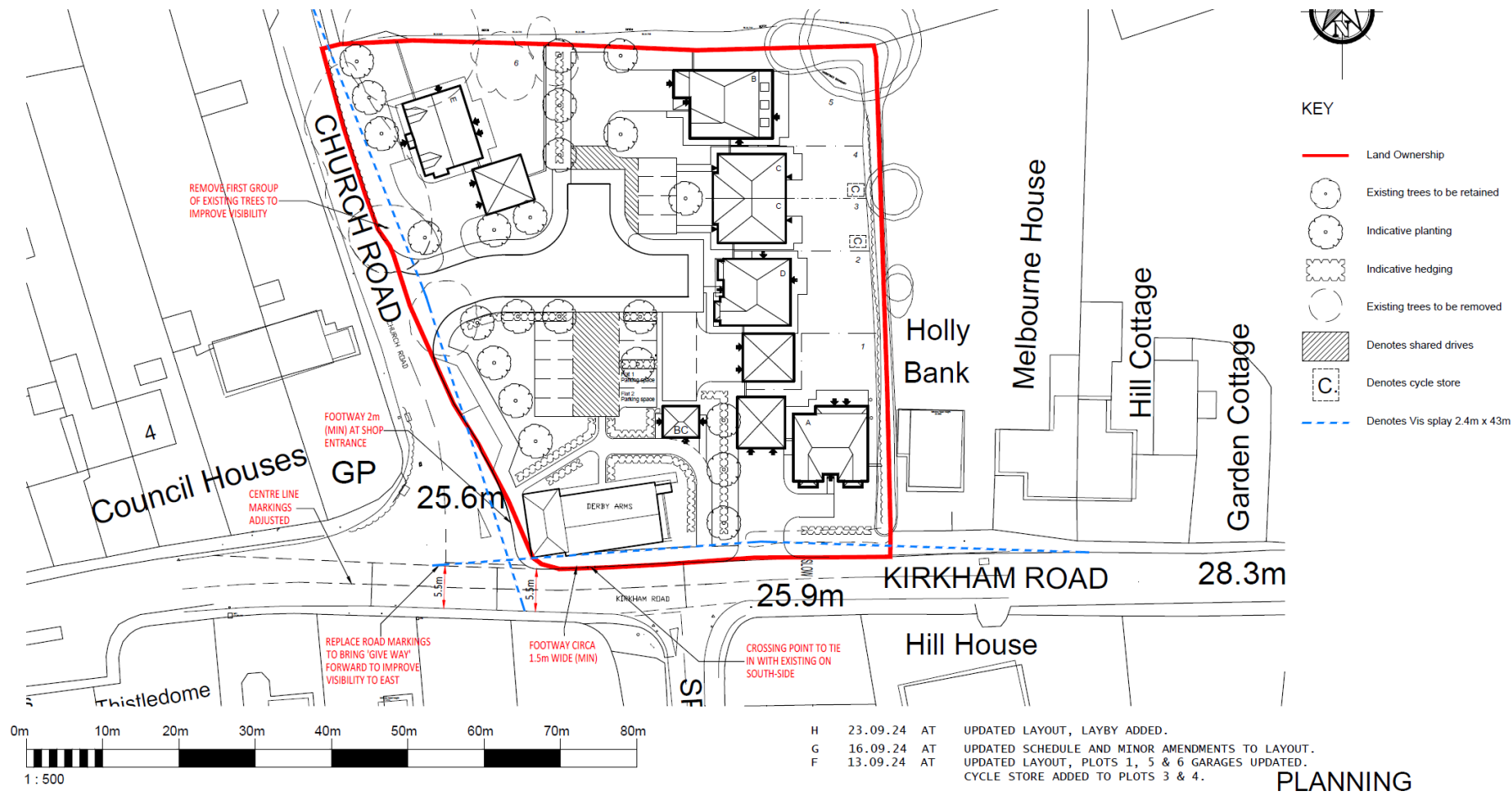
**Adam Westwell** | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ [adam.westwell@turnerwestwell.co.uk](mailto:adam.westwell@turnerwestwell.co.uk)



# SCHEME PLAN



REMOVE FIRST GROUP OF EXISTING TREES TO IMPROVE VISIBILITY

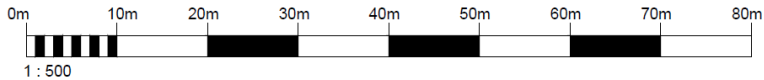
FOOTWAY 2m (MIN) AT SHOP ENTRANCE

CENTRE LINE MARKINGS ADJUSTED

REPLACE ROAD MARKINGS TO BRING 'GIVE WAY' FORWARD TO IMPROVE VISIBILITY TO EAST

FOOTWAY CIRCA 1.5m WIDE (MIN)

CROSSING POINT TO TIE IN WITH EXISTING ON SOUTH-SIDE



Council Houses

GP

25.6m

BERBY ARMS

25.9m

KIRKHAM ROAD

28.3m

Hill House

Holly Bank

Melbourne House

Hill Cottage

Garden Cottage

CHURCH ROAD

ST

