

Valera Works, Plox Brow, Tarleton,
Preston, Lancashire, PR4 6HB



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Freehold Vacant Investment/Development Opportunity

- Outline planning granted for the erection of 14 new build houses
- The site currently offers 22 parking spaces
- Admin building providing offices & stockroom
- Reception office
- Large stock room with loading doors
- First floor suite of offices comprising management suite of 4 rooms
- Site area measuring circa 1acre
- Current vacant warehouse measuring circa 15,000ft².
- Current vacant storage/office measuring circa 8,000ft².
- 5-minute walk to the local Highstreet amenities
- Topographical survey undertaken

Tenure
Vacant Freehold

Services
Mains water, gas, electricity including three phase supply are connected as is drainage to the main sewer.

Access
The access road is unadopted however the site is subject to a right of way, with services currently in place.

Energy Ratings
We understand an EPC report is available.

Description
The freehold opportunity benefits from an unrivalled setting close to the comprehensive village amenities of Tarleton. The warehouse, stockroom and office premises occupy a one-acre site with granted outline planning permission for a residential development comprising 14 houses.

Notes
All services throughout the property are untested. Interested parties must satisfy themselves as to the condition.



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Planning Permission

Outline planning permission was granted on the 20th September 2020 for the demolition of existing to provide 14 residential houses.

The outline plan shows a scheme for 14 properties (4 detached houses and 6 semi-detached houses following demolition of existing buildings, further details can be found of the Lancashire Borough Councils website.

S106

Outline planning permission being granted is subject to providing 4 of the 14 residential houses for affordable housing.

Accommodation

Front Warehouse Unit – 4,142ft²
Middle Warehouse Unit – 6,577ft²
Southern Warehouse Unit – 4,400ft²

Price

GCS Properties are inviting offers in excess of £1,000,000 for the freehold interest.



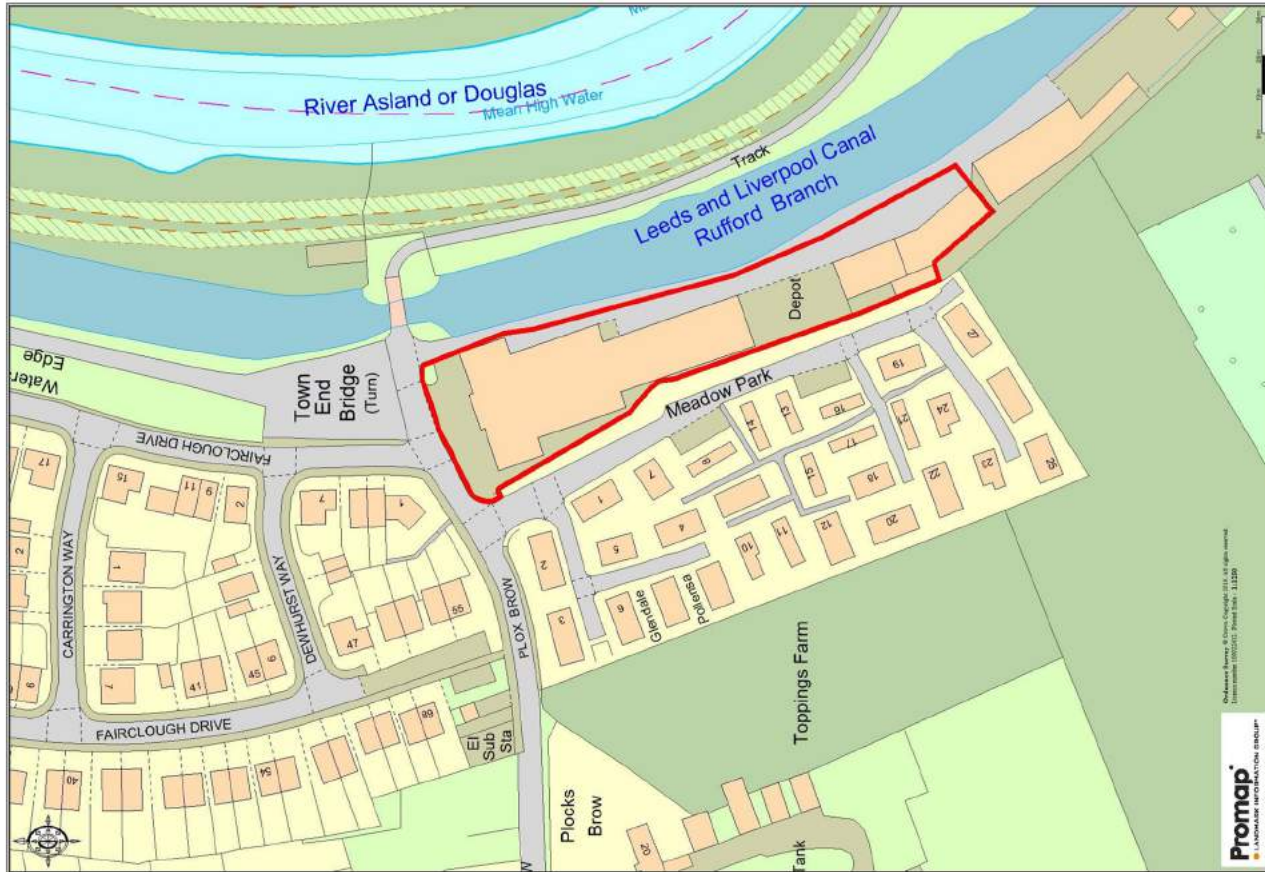
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