

FOR SALE PART COMPLETED RESIDENTIAL DEVELOPMENT OPPORTUNITY



PARKWOOD CHASE

Bryning Lane, Wrea Green, Preston PR4 2NL

parkwoodchase.com



SITE SUMMARY



An exciting opportunity to purchase a part completed residential development site, located in the upmarket and sought after village of Wrea Green.

The development site is planned to comprise 36 executive family homes, with eight plots having now been completed and sold. 28 plots are now remaining and in varying states of completion. Five of these homes are now complete, or close to completion and ready for sale.

No.	Plot Numbers	Stage of completion
2	1 & 30	Complete and ready for sale
2, 27 & 36	3	Constructed with internal works still to complete
3	5, 24 & 25	Partially constructed with foundations, elevations and roof in situ
6	3, 4, 6, 17, 18 & 26	Foundations and partial elevations in situ
1	19	Foundations dug
13	7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20, 21, & 22	Works yet to commence



In addition, there is a further house located to the entrance to the site which is included within the title and provides an opportunity for refurbishment and future sale.

The site is surrounded by agricultural land to two aspects with excellent views, and is within walking distance of the village green, primary school and amenities.

The site extends to approximately 1.65 hectares (4.08 acres).
The scheme density is circa 20 houses per hectare.

The freehold is for sale with vacant possession under title no's LA572258, LAN199912 & LAN130430.



Further information is available on request through the Parkwood Chase data room



LOCATION



The site is located in the sought after village of Wrea Green, approximately 4 miles north east of Lytham in Lancashire.

The site is a 5 minute walk (0.3 miles) from Wrea Green village centre.

Wrea Geen has been the winner of the best kept village several times, and provides an attractive village church, green with duckpond, a 19th century pub and tennis club alongside other amenities. In addition, the village primary school has an outstanding OFSTED rating, with excellent secondary schools in the locality including the private Kirkham Grammar School. The neighbouring small towns of Lytham and Kirkham also host a number of top-performing high schools and independent Grammar schools. Locally to the development there are a wide range of bars, restaurants and cafés, including the award winning Ribby Hall Village, The Orangery at The Spa Hotel, Orathai Restaurant and The Villa. Close by is also Lytham Green Drive Golf Club and St Anne's Old Links Golf Club.

The desirable seaside town of Lytham is a 10 minute drive from the site, with a range of amenities including bars, restaurants and independent shops.





POSITION

A583 BYPASS
1.5 MILES

M55 MOTORWAY
3.2 MILES

BLACKPOOL AIRPORT
7 MILES

LYTHAM
4 MILES

LYTHAM ST ANNES
6 MILES

KIRKHAM
2.3 MILES

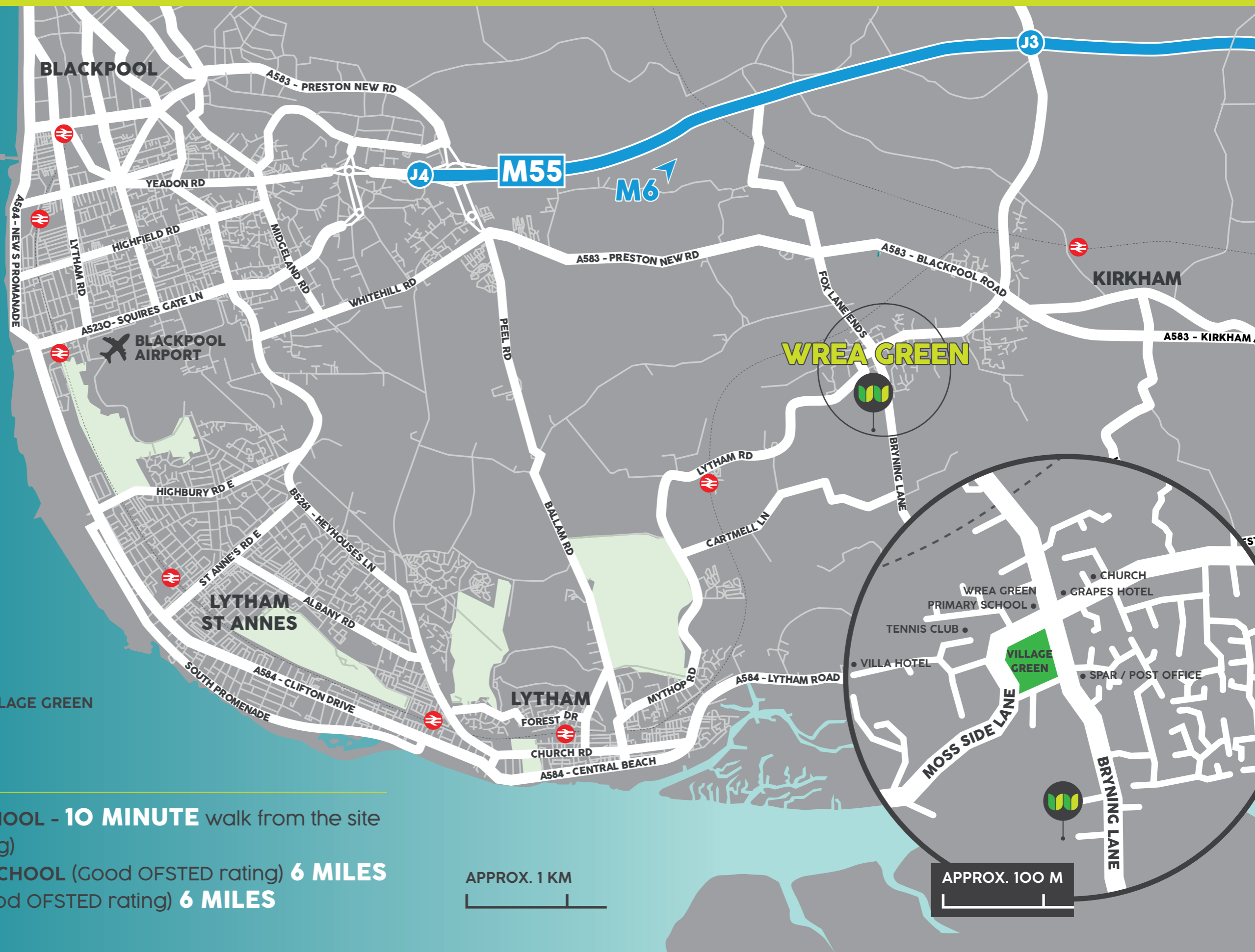
THE SITE IS POSITIONED WITHIN
5 MINS WALK
OF WREA GREEN'S STUNNING VILLAGE GREEN

EDUCATION

WREA GREEN PRIMARY SCHOOL - **10 MINUTE** walk from the site
(outstanding OFSTED rating)

LYTHAM ST. ANNES HIGH SCHOOL (Good OFSTED rating) **6 MILES**

ST GEORGE'S SCHOOL (good OFSTED rating) **6 MILES**



1.65
HECTARES
(4.08 ACRES)

VILLA
HOTEL

TENNIS
CLUB

WREA GREEN
VILLAGE GREEN

GRAPES
HOTEL

CHURCH

SPAR /
POST OFFICE

BRYNING LANE

*Boundary shown for
indicative purposes only



THE DEVELOPMENT

The site benefits from full planning consent for the erection of 36 dwellings under planning application reference 16/O156. Development is underway with eight plots having been completed and sold off, and the remaining 28 plots in varying stages of completion.



THE BALMORAL
4 bed,
detached house



THE BADMINTON
4 bed,
detached house



THE LOWTHER
4 bed,
detached house



THE FENTON
3 bed,
semi-detached house



THE SANDRINGHAM
4 bed,
detached house



THE HARROW
3 bed,
detached house



THE WINDSOR
5 bed,
detached house



THE WHITEHALL
4 bed,
detached house

Further information is available on request through the Wrea Green data room.

THE REMAINING 28 PLOTS WILL PROVIDE A TOTAL GROSS INTERNAL AREA OF APPROXIMATELY 4,174 SQ M (44,932 SQ FT)



THE HOMES

THE LOWTHER 4 bed, detached house



189 SQ M (2,030 SQ FT)*

THE BALMORAL 4 bed, detached house



146 SQ M (1,575 SQ FT)*

THE BADMINTON 4 bed, detached house



129 SQ M (1,390 SQ FT)*

THE HARROW 3 bed, detached house



79 SQ M (855 SQ FT)*

THE SANDRINGHAM 4 bed, detached house



169 SQ M (1,819 SQ FT)*

THE WINDSOR 5 bed, detached house



231 SQ M (2,483 SQ FT)*

THE FENTON 3 bed, semi-detached house



84 SQ M (2,030 SQ FT)*

THE WHITEHALL 4 bed, detached house



146 SQ M (1,575 SQ FT)*

*Gross Internal Area sizes



FURTHER INFO

For further information, including access to the data room please visit: [parkwoodchase.com](https://www.parkwoodchase.com) or to arrange an inspection contact:

HOLLY SURPLICE

0161 710 2010

holly.surplice@landwoodgroup.com

AMY SELFE

0161 710 2010

amy.selfe@landwoodgroup.com

RICHARD PARKINSON

0161 710 2010

richard.parkinson@landwoodgroup.com

**LANDWOOD
GROUP**

The site is being sold on behalf of the Administrators of Hollinwood Homes (Wrea Green) Ltd, who are acting without personal liability.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2020. RB&Co 0161 833 0555. www.richardbarber.co.uk

