

**FOR SALE PART COMPLETED RESIDENTIAL DEVELOPMENT OPPORTUNITY**



# PARKWOOD CHASE

Bryning Lane, Wrea Green, Preston PR4 2NL







## 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
3	2, 27 & 36	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 Green 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**

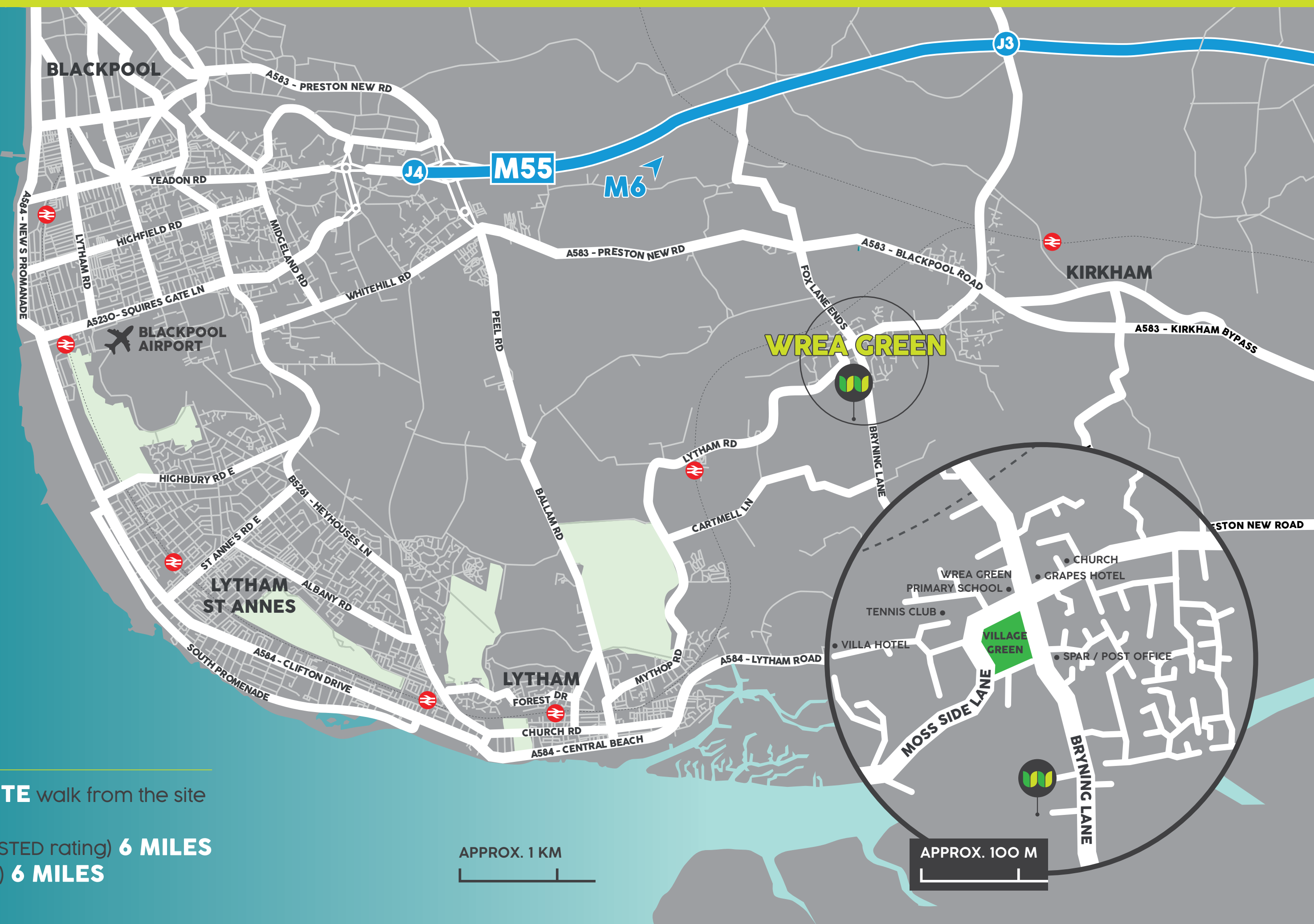
LYTHAM ST ANNES  
**6 MILES**

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

— freehold site boundary

— excludes plots sold off on long leasehold titles





# 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.



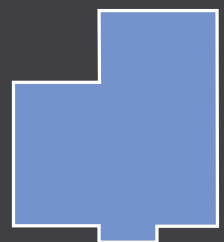
**THE BALMORAL**  
4 bed,  
detached house



**THE BADMINTON**  
4 bed,  
detached house



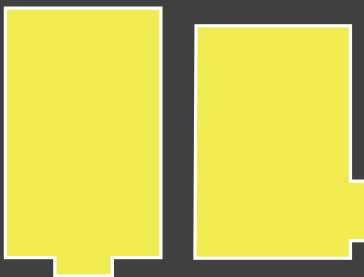
**THE LOWTHER**  
4 bed,  
detached house



**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



\*Gross Internal Area sizes





FURTHER INFO



## FURTHER INFO

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

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

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