



Land at Marsh Lane, **Preston, PR1 2XH**

**FOR SALE** Upon instructions of the  
Fixed Charge Receivers

DEVELOPMENT SITE SUITED FOR A RANGE OF USES  
(FORMERLY HAD PP FOR 63 BED HOTEL) SUBJECT  
TO PLANNING

## CONTACTS

**James Ashworth**

T: 0161 967 0122

E: [james.ashworth@landwoodgroup.com](mailto:james.ashworth@landwoodgroup.com)

## KEY CONSIDERATIONS

- Site area approximately 0.09 Acre (0.036 Hectare)
- Development opportunity subject to planning
- City centre location
- Lapsed PP for nine storey 63no. bedroom hotel (Class C1) with ancillary ground floor restaurant/bar, following demolition of existing buildings
- Adjacent UCLAN campus
- Offers invited around £340,000



Land at Marsh Lane, **Preston, PR1 2XH**

## LOCATION

The property is located on Marsh Lane, in Preston City Centre, which is located just off Friargate, which is one of Preston's main areas for nightlife, with a range of local bars, take-aways and other local businesses. In addition, The University of Central Lancashire's main campus is located within close proximity. The surrounding area has been re-developed in recent years, with many of the surrounding uses now comprising student halls of residents. Adjacent to the site and to the rear, is a large development comprising circa 300 student bedrooms and located opposite is a further, older halls of residents and a car park.

## DESCRIPTION

The property comprises a development site located within Preston City Centre. It is irregular in shape and extends to circa 0.09 acre. We understand that a section of the site was formerly a small garage, albeit this has now been demolished and this section of the site is cleared and fenced off with metal palisade fencing to the rear and side. Adjacent to this, and also within the site boundary is a two storey building of brick construction. This is in a dilapidated condition and we consider it may require demolition. We were unable to access the building due to its poor condition.

## PLANNING

The property is considered to have development potential subject to obtaining the necessary consents. Most recently consent was granted as detailed below and we understand it has lapsed:

- 06/2019/0253 - 6 Marsh Lane, Preston, PR1 2XH. Nine storey 63no. bedroom hotel (Class C1) with ancillary ground floor restaurant/bar, following demolition of existing buildings. Decision - Approval with conditions 20/08/2019.

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://www.preston.gov.uk/Planning>  
T: 01772 906912





Land at Marsh Lane, **Preston, PR1 2XH**

### TENURE INFORMATION

The property is held freehold on one title:

- LAN70878

## OFFER TERMS

Interested parties should submit their offer with the following information:

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

## VAT

All figures quoted are exclusive of VAT.

## PRICE

Unconditional offers are invited in the region of £340,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

View from road side. No safe access to building on site

Our client reserves the right not to accept the highest or indeed any offer received.

## CONTACT US TO ENQUIRE



### JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com