



FOR SALE

**Former special school on a 0.91 hectare (2.25 acres)
site suitable for residential development at
Cromwell Road/Hamilton Street, Ribbleson, Preston
PR2 6YD**



For identification only

Property Information

The Site (see site plan)

Approximately 0.91 hectares (2.25 acres) of land shown edged red and blue on the plan.

Location

The property is a former local authority special school located in the Ribbleton area of Preston, approximately 2 miles north of the city centre and 2 miles from junction 32 of the M6 motorway.

Description

The property comprises three buildings within private grounds, the latter mainly laid to grass and screened by a number of mature trees at the Cromwell Road boundary. Two of the buildings are circa 1870 traditionally built with a circa 1960 single storey extension.

The site has a road frontage to both Cromwell Road and Hamilton Street.

Accommodation (see layout drawing)

The floor areas (gross internal areas) of the principal buildings on the site:-

Main building	Ancillary Building
Ground floor 362.34 sq m	Ground floor 79.21 sq m
First floor 116.24 sq m	
Second floor 76.75 sq m	
Basement 56.11 sq m	Total 690.65 sq m

Tenure

The property is offered freehold.

Planning

The site is generally considered to be suitable for a range of uses including residential and healthcare development; subject to gaining the necessary planning consents.

The site lends itself to providing residential plots facing onto Hamilton Street in addition to the refurbishment and possible extension to the existing Victorian buildings.

Interested parties should consult directly with the Local Planning Authority, Preston City Council, Lancastria House, 77-79 Lancaster Road, Preston PR1 2RH Tel:01772 906581.

It should be noted that the trees on the site are subject to a Tree Preservation Order No. 9/2010.

Services

It is understood that all main services are available in the adjacent highways. However, interested parties should contact the statutory undertakers for confirmation and to ascertain whether there is sufficient capacity available for their proposals.

Roads and Access

Vehicular access to the property is currently available from both Cromwell Road and Hamilton Street, which are understood to be adopted highways. However it is the responsibility of interested parties to satisfy themselves as to the status of these roads.

Possession

Vacant possession will be given upon completion.

Offers of Purchase

Basis of Sale

Prospective purchasers are invited to submit offers for the whole of the property or for one of the two parts being the existing buildings (edged red) and the land facing Hamilton Street (edged blue) as shown on the site plan.

Guidance for the submission of offers

All offers should be submitted on the attached Financial Offer Proforma and contain the following information to assist the councils' adjudication and selection of a purchaser:-

1. the conditions attached to the offer (if any)
2. details of the proposed use and development proposals for the site (including such information as the proposed use, form of development, number of units/scale of development and the anticipated timetable for the procurement of planning consent for redevelopment).
3. written confirmation of the availability of the funds necessary to cover the offer of purchase.

Please note that although due consideration will be taken of all offers received, the county council shall not be bound to accept the highest or any offer received.

Date for submission of offers

The property is offered for sale with a closing date for the receipt of offers being **12 noon, Friday 8th June 2012.**

All offers should be submitted to Mr. Keith Jewsbury FRICS, Lancashire County Property Group, Estates and Valuation Practice, PO Box 26, County Hall, Preston, PR1 8RE.

The envelope containing the offer should be clearly headed "Golden Hill Sale" but otherwise be unmarked by any company logo etc.

Fees

In addition to the purchase price, the purchaser will be liable, upon completion, to make a contribution to the County Council's legal and surveying fees equivalent to 2% of the purchase price, subject to a minimum of £600 and shall reimburse the county council for the cost of local searches.

Viewing

The site may be viewed by appointment only.

Further Information

If you require further information please contact:

Mr Keith Jewsbury FRICS
Lancashire County Property Group
PO Box 26
County Hall
Preston
PR1 8RE
Tel: 01772 531180
Fax: 01772 533550
Email: keith.jewsbury@lancashire.gov.uk

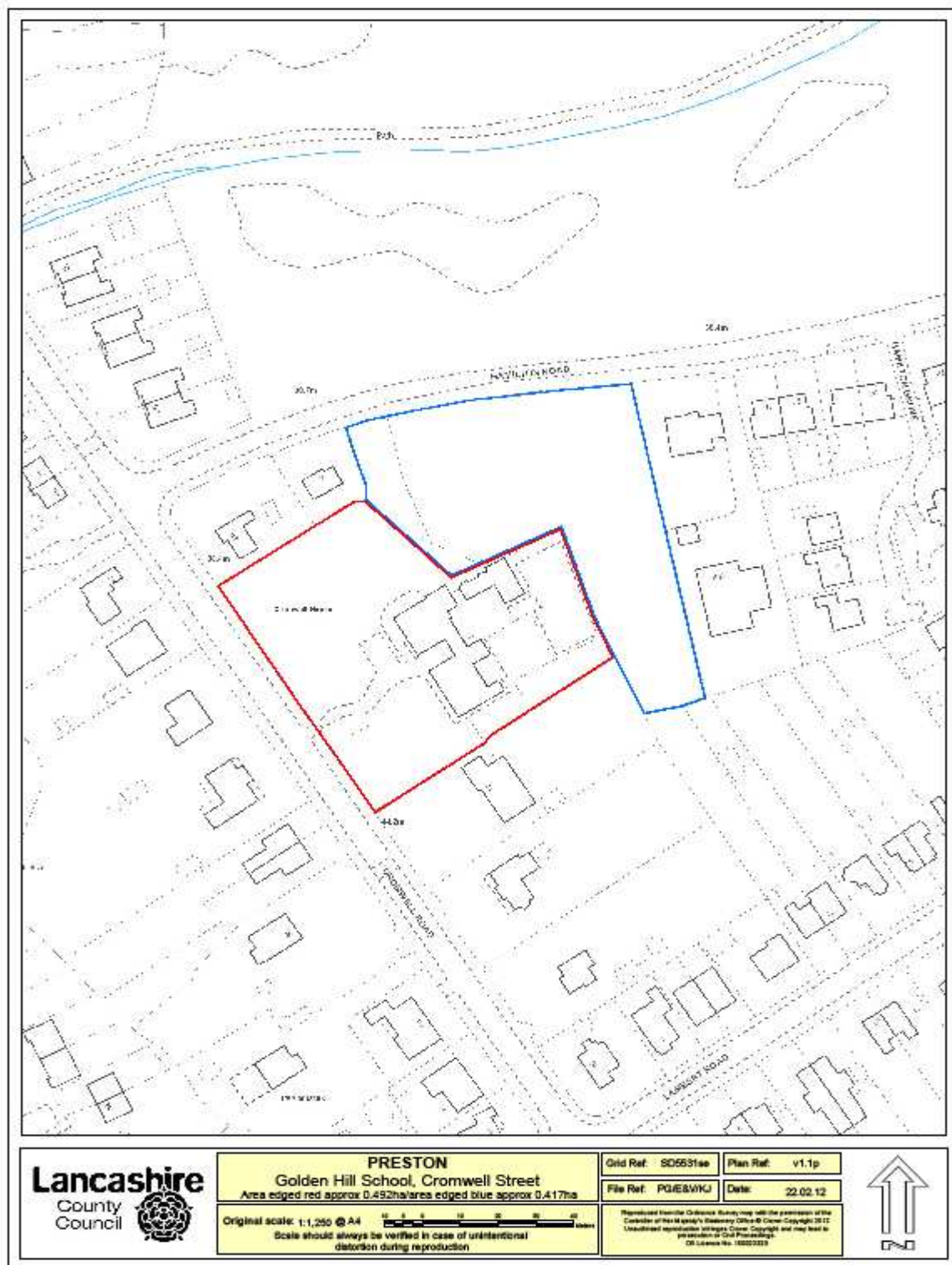
Misrepresentations

Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place with potential purchasers.

Lancashire County Council Property Sales

For other property offered for sale by the county council please visit:-
www.lancashire.gov.uk/propertysales

Site Plan



Aerial Photograph



