

# RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

LAND AT

# MOOR LANE + WALKER STREET

PRESTON

A PROMINENT CITY CENTRE / UNIVERSITY  
QUARTER DEVELOPMENT OPPORTUNITY  
EXTENDING TO APPROX. 0.13 HECTARES (0.32 ACRES)

## KEY HIGHLIGHTS

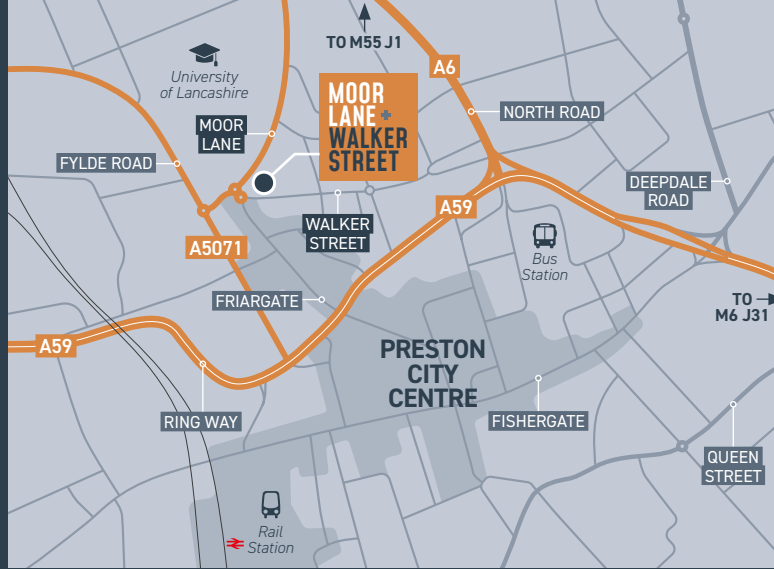
- + Full planning permission granted planning ref: 06/2023/0091
- + Consent for 120 residential apartments
- + Part 19-storey and part 5-storey approved scheme
- + Approx. 113,669 sq ft gross proposed development
- + Prominent corner position with frontage to Moor Lane and Walker Street
- + Close to Preston city centre and the University of Lancashire
- + Suitable for developers, investors and specialist residential operators



# LOCATION

The property is situated in Preston, within close proximity to the city centre, the University of Lancashire and a range of surrounding commercial, residential, leisure and educational amenities.

The site occupies a highly visible position at the junction of Moor Lane and Walker Street, close to Friargate and the wider city centre road network. The immediate area comprises a mix of residential, student accommodation, retail, leisure, education and commercial uses.



Preston is a well-established Lancashire city and regional centre, benefitting from strong road and rail connectivity, a significant student population and continued investment across the city centre. The surrounding area has seen residential, student accommodation and mixed-use development activity in recent years, reflecting the continued evolution of this part of the city.

The site is within walking distance of the University of Lancashire, Preston city centre, Preston Bus Station and Preston Railway Station.

# CONNECTIVITY



WITHIN PRESTON CITY CENTRE



CLOSE PROXIMITY TO THE UNIVERSITY OF LANCASHIRE CAMPUS



CONVENIENT ACCESS TO FRIARGATE, RINGWAY AND THE WIDER CITY CENTRE



PRESTON RAILWAY STATION AND PRESTON BUS STATION WITHIN ACCESSIBLE DISTANCE



GOOGLE MAP  
 CLICK HERE



WHAT 3WORDS PLUS. FEAST. SEATED



GOOD ACCESS TO WIDER REGIONAL MOTORWAY CONNECTIONS VIA THE M6, M55, M61 AND M65 NETWORKS

# SITE DESCRIPTION

The property comprises a broadly triangular parcel of land extending to approximately 0.13 hectares / 0.32 acres.

The site is predominantly hard surfaced and benefits from frontage to Moor Lane and Walker Street. Its corner position provides strong visibility and a clear development frontage, subject to implementation of the existing planning consent or any revised proposals.

The site is currently understood to be cleared / open land.

# DEVELOPMENT OPPORTUNITY

The property provides an opportunity to acquire a prominent consented development site in a central Preston location.

The existing planning permission provides a clear platform for delivery and reduces planning risk when compared with an unconsented site. The approved scale of development may appeal to residential developers, build-to-rent operators, student accommodation providers, investors and specialist living operators, subject to their own due diligence and planning strategy.

There may also be scope for alternative uses or an amended development proposal, subject to planning, technical due diligence and purchaser requirements.





# PLANNING

## PLANNING POSITION

The site benefits from full planning permission under reference 06/2023/0091 for a part 19-storey and part 5-storey building providing 120 residential apartments, together with communal facilities, access, servicing and associated works.

The approved scheme extends to approximately 113,669 sq ft gross.

The consent was granted subject to a Section 106 agreement. The planning portal contains a comprehensive suite of supporting documentation, which can form the basis of a technical data room and future purchaser due diligence.

Purchasers will need to satisfy themselves on build costs, funding, sales / rental assumptions, Section 106 obligations, programme, specification and overall viability.

## PROPOSED ACCOMMODATION

| Description            | Approved Position                               |
|------------------------|---|
| Residential apartments | 120 units                                       |
| Building height        | Part 19-storey / part 5-storey                  |
| Gross proposed area    | Approx. 113,669 sq ft                           |
| Use                    | Residential apartments with communal facilities |
| Planning reference     | 06/2023/0091                                    |



# METHOD OF SALE + FURTHER INFORMATION

## METHOD OF SALE

Offers are invited from interested parties.

Offers should set out the following information where applicable:

- + Proposed purchase price
- + Any conditionality
- + Funding position
- + Proposed timescales
- + Planning strategy, if relevant
- + Section 106 assumptions
- + Track record and deliverability
- + Due diligence requirements

## FURTHER INFORMATION

### Tenure

The site is understood to be available freehold.

### Price

Offers invited.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the standard rate.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### Finance

Development and acquisition finance may be available via Charles Street Finance, subject to status, credit approval, valuation and lender criteria.

Further information can be provided to interested parties upon request.



## CONTACT

For further information please contact:

### HARRY HOLDEN

[hjh@eckersleyproperty.co.uk](mailto:hjh@eckersleyproperty.co.uk)  
Tel: 01772 883 388

### PRESTON OFFICE

25a Winckley Square  
Preston  
PR1 3JJ  
01772 883388

**eckersley**  
commercial property solutions

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property. June 26.

Created by CARVE [carve-design.co.uk](http://carve-design.co.uk) 17788/2