

LAND FOR SALE

0.214 HECTARES (0.529 ACRES)



LAND ADJACENT TO 185/186 BRADKIRK PLACE WALTON SUMMIT EMPLOYMENT CENTRE BAMBER BRIDGE PR5 8AJ

- Potential development site subject to planning.
- Excellent location on the popular Walton Summit Employment Centre.
- The property is held Freehold.

Brook House 64/72 Spring Gardens Manchester M2 2BQ **0161 259 7000** Fax 0161 259 7001 sandersonweatherall.com

LEEDS LONDON NEWCASTLE MANCHESTER TEESIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

LOCATION

The property has an excellent position on Bradkirk Place off Brierley Street, which links to Walton Summit Road, one of the main through roads in the Walton Summit Employment Centre. The centre is one of the main industrial estates within Central Lancashire and is found only three miles south of Preston City Centre. Junction 1 and 2 of the M65, Junction 29 of the M6 and Junction 9 of the M61 are all approximately within one mile of the property.

DESCRIPTION

The site extends to 0.214 hectares (0.529 acres) and is positioned to the east of units 185 and 186 Walton Summit Employment Centre.

The site is currently unused and is overgrown with trees and shrubs. A large pond occupies nearly half of the site to the northern boundary and a car park bounds the site to the east.

PLANNING

Interested parties should make their own enquiries with South Ribble Borough Council. The land was granted a change of use to form a car park in March 2000. We understand that this has now expired.

TENURE

The property is held freehold under title number LA857401.

ASKING PRICE

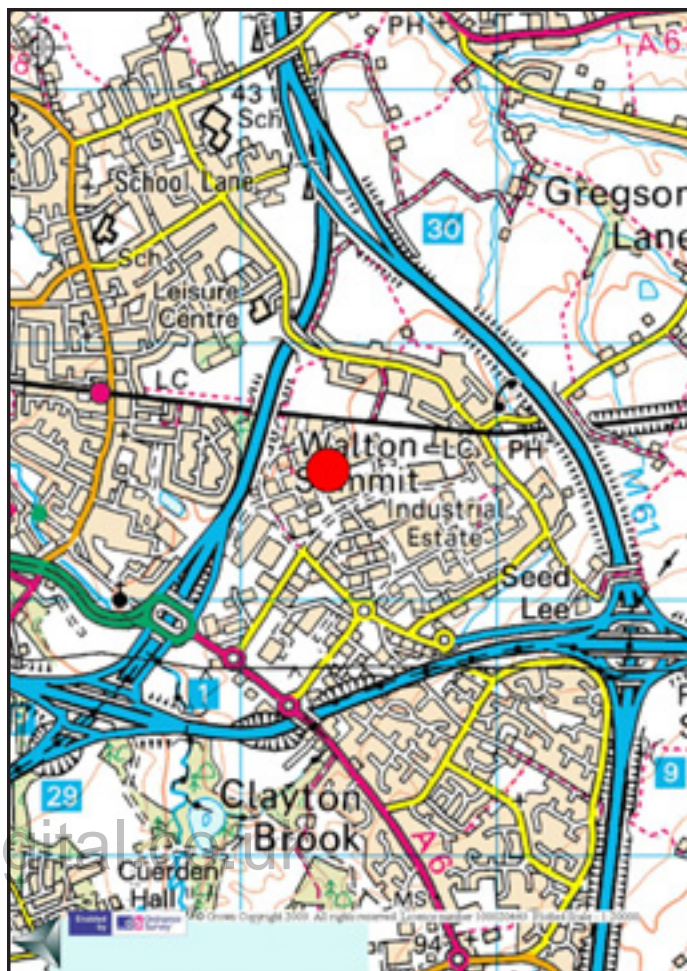
Offers are invited for the freehold interest.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted shall, in all cases, be deemed to be exclusive of VAT, and VAT will be added where applicable. Similarly, unless otherwise stated, any other offer made will be deemed to be exclusive of VAT.



GENERAL

The information contained herewith has been obtained from oral enquiries of the relevant authorities and the vendor's records where applicable. We therefore advise that interested parties verify the accuracy of this information by contacting the respective authorities and by taking legal and other advice.

VIEWING

Strictly by appointment only with David Murray or Frank Taylor or Sanderson Weatherall:-

Tel: 0161 259 7000
Fax: 0161 259 7001
E-Mail: david.murray@sandersonweatherall.com
frank.taylor@sandersonweatherall.com

**SUBJECT TO CONTRACT
PLANS NOT TO SCALE**

Misrepresentation Act 1967:

Sanderson Weatherall for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-

1 These particulars do not constitute any part of an offer or contract.

2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.

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Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of V.A.T.

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall Limited

Registered In England company number 4870380.
Registered Office 25 Wellington Street Leeds LS1 4WG.

May 2009

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