



**FISHER
WRATHALL**
COMMERCIAL



Building Land Off Lancaster Road, Cockerham, LA2 0ED Offers Over £750,000

BUILDING LAND - RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION for the erection of 18 dwellings and creation of a new access for land to the North of Rectory Gardens, off Lancaster Road.



Location

Building Land to the North of Rectory Gardens in Cockerham.

Cockerham is a village to the South of Lancaster well placed for access to the M6 motorway network, Lancaster City itself, Garstang, Preston and The Fylde Coast. A very pleasant local village with amenities.

Description

Development Site with Outline Planning Permission for a residential scheme for the erection of 18 dwellings and creation of a new access. Application number 17/00723/OUT dated 7th February 2019.

The Outline Planning Permission granted refers to a planning application dated 16th June 2017. Subject to a detailed planning application, negotiations will confirm the level of affordable housing and any off-site contributions required.

The successful purchaser can have an option to purchase further adjoining land subject to planning approval. There are also potentially 3 additional plots to the North East corner of the subject site.

Planning Pack

Site Plan, Various Site Layouts, Decision Notice, Committee Report and S.106 Agreement all available for reference.

Planning Advice

All planning advice on this site provided by our joint agents Graham Anthony Associates of Garstang. Graham Salisbury, senior partner can be contacted on 01995 604514 or by email: graham@grahamanthonyassociates.com.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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