



WATLING
REAL ESTATE

THE UPLANDS, FULWOOD ROW, PRESTON, LANCASHIRE, PR2 5RU

Part Complete Luxury Residential Development Opportunity

DEVELOPMENT SUMMARY

- Part-complete luxury residential development opportunity
- Located on Fulwood Row, an affluent locality in Preston
- Close proximity to M6 Motorway providing excellent connectivity
- Surrounded by high-end residential property and the Hills and Hollows Nature Reserve
- Freehold
- Planning consent for 6no. 5 and 6-bed large executive homes with one plot extending to over 6,000 sq. ft
- Plots 1, 2 and 6 have had the foundations and slabs laid
- Plots 3, 4 and 5 have been taken to shell finish
- Site extends to 1.3 acres

OFFERS INVITED



LOCATION

The property is located on the western side of Fulwood Row in Fulwood, an affluent locality within Preston. The exclusive area is surrounded by mostly high-end residential property and is close to the Hills and Hollows Nature Reserve.

The property has one vehicular access point from Fulwood Row itself, and is within one mile of Junction 31A of the M6 Motorway. It lies approximately 4½ miles north east of Preston City Centre, 10 miles west of Blackburn and 18 miles east of Blackpool.

The property benefits from proximity to a variety of local amenities and is within walking distance of Highfield Priory Independent School which places 5th in the Sunday Times Top 100 Independent Prep Schools in England and 1st in the North West.



DESCRIPTION

The property comprises a part-complete residential development with planning permission for 6no. detached 5 and 6-bed houses in a cul-de-sac layout with associated parking and landscaping.

Plots 3, 4 and 5 (to the rear of the site) are at a similar stage of construction and are most advanced. The units have been taken to a shell finish with window openings and external doorways having been boarded-up. Some first fix electrics and plumbing is evident in part.

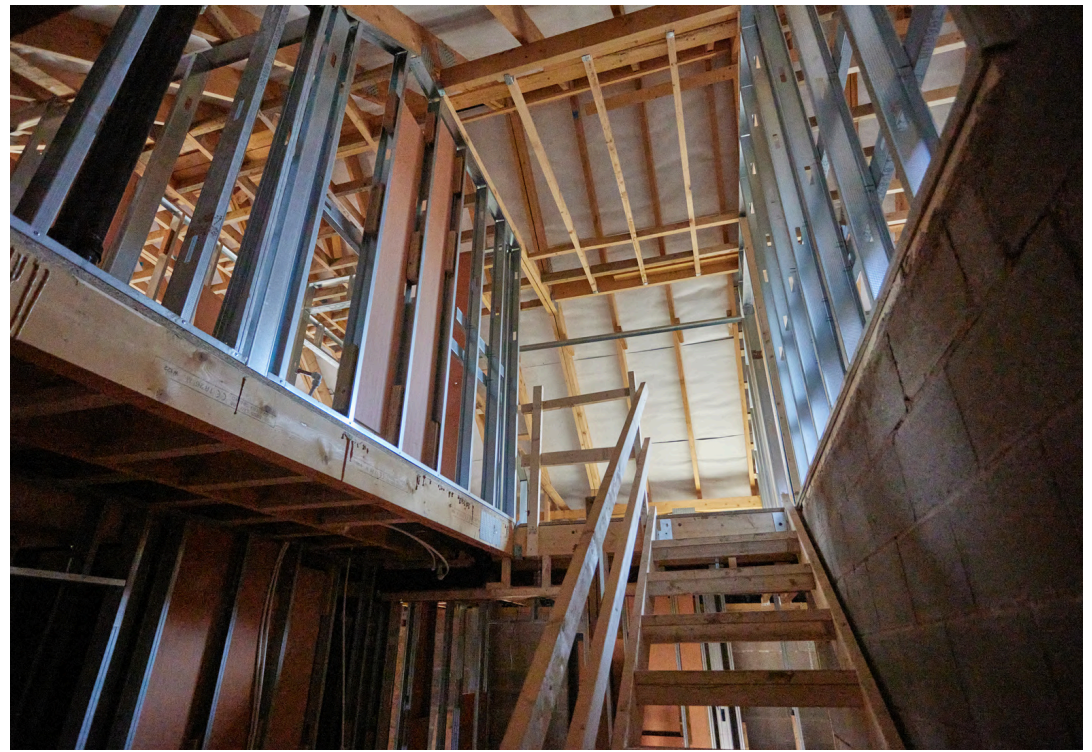
Plots 1, 2 (located towards the front of the site) and 6 (towards the rear) are less advanced with foundations and basement structures (plots 1 and 2 only) having been constructed.

Plots 1 and 2 will extend to 3,431 sq ft each, plots 3, 4 and 5 extend to 3,417 sq ft each and plot 6 will be 6,482 sq ft.

Externally, the plot is an irregular shape and extends to approximately 1.3 acres. General landscaping/cosmetic work is required for all the external elements of the site prior to completion.







PLANNING

We understand the property benefits from extant planning consent (06/2021/1170) for the construction of 6 residential dwellings and associated works. This consent is pursuant to an earlier consent 06/2019/1397 and sought variations to conditions no.1 (approved plans) and no.9 (surface water drainage scheme). This was approved (with conditions) in November 2021.

4 of the 5 pre-commencement conditions appear to have been discharged. Condition 4 relating to a S278 agreement (in respect of alterations/improvements to an adopted highway) has yet to be discharged. The contribution amount due in order to satisfy this condition is unconfirmed.

Please refer to data room provided for access to further planning documentation.



FURTHER INFORMATION

GUIDE PRICE

Offers invited for the Freehold interest.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

The Property will be sold by way of informal tender (unless sold prior).

Offers are sought for the Freehold interest.

TENURE

Freehold.

METHOD OF SALE

Informal Tender.

LEGAL COSTS

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

DATA ROOM

Access to the data room can be provided on request.

VIEWINGS

Viewings are strictly appointment only through Watling Real Estate as Sole Agents.

CONTACTS

CALLUM CLARK

T: +44 (0) 7548 313 646

callum.clark@watling.com

IAN WHITTAKER

T: +44 (0) 7740 397 086

ian.whittaker@watling.com

WATLING
REAL ESTATE

March 2025
Subject to Contract
Property Reference: 223095

DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

Watling Real Estate Limited registered in England and Wales number 12274226. Registered office, 60 Cannon Street, London, EC4N 6NP