



For Sale or To Let

Land at Canberra Road/Turpin Green Lane Leyland, Nr Preston, PR25 3ET

*Planning Permission Granted for the Construction of a
Convenience Store*



Description

The land comprises a former petrol station site located in an extremely prominent position on the junction of Turpin Green Lane and Canberra Road close to the centre of Leyland. Site size 960m² (0.237 acres) approx.

Planning

Planning permission has been granted for *erection of a building for use as a convenience store together with associated parking and landscaping* (Application No: 07/2009/0593/FUL). (South Ribble Borough Council) Gross Internal floor area 3620 sq ft. (Retail 2830. Storage 220. 1st Floor offices etc 570)

Location

The land lies on the junction of Turpin Green Lane and Canberra Road which is only minutes walk from Hough Lane, the main shopping street in Leyland and 1 minutes drive from Junction 28 of the M6 Motorway. There are 2 local schools within walking distance.

Purchase Price

Offers are invited (Guide Price Region £275,000). VAT will be payable in addition to the Purchase Price.

Contribution to Costs

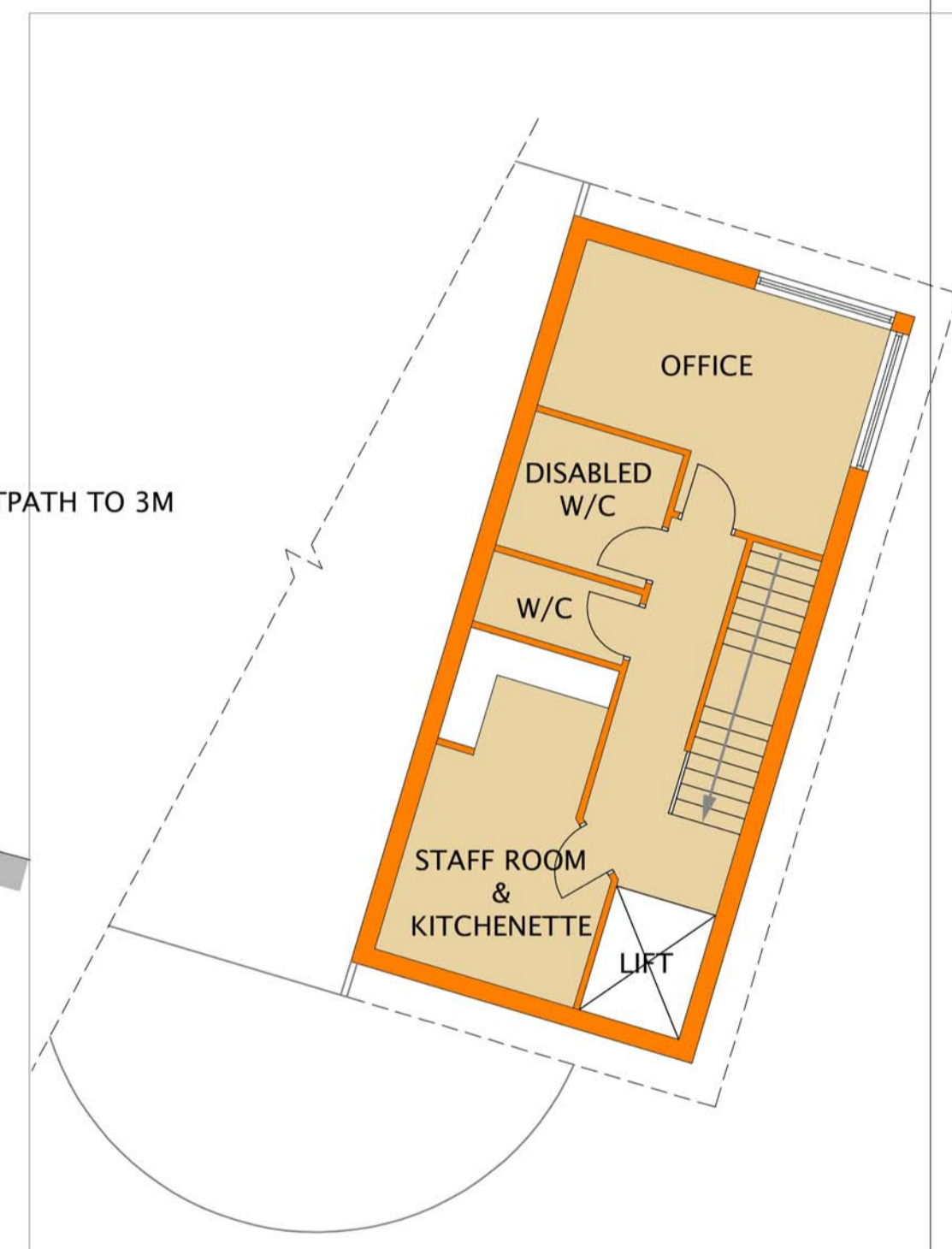
The purchasers or parties entering into a lease to make a contribution to the vendors costs of £6000 plus VAT

Additional Information

The site has a current Planning Permission for a Convenience Store and has previously been utilised as a Petrol Station.

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be used in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.

ROUNDAABOUT



FIRST FLOOR

Rev.	Date	By	Description
B	26.11.09	LAE	Amendments made after meeting with planners 24th November
Client:			
PRIMA HOMES			



Project:
CANBERRA ROAD
TURPIN GREEN
LEYLAND
Drawing Title:
PROPOSED PLAN
& SITE LAYOUT

Drawn: MW	Checked:	Scale: 1:100	Date: 03/09/09
Job No: 08-006	Drawing No: 1001	Rev: B	

A1
PLANNING

Date: 03/09/09 11:04:00 AM Location: C:\Users\mck\Documents\CANBERRA ROAD TURPIN GREEN LEYLAND\Drawings\Proposed Plan & Site Layout.dwg