



**BNP PARIBAS
REAL ESTATE**

On behalf of



Property Services

DEVELOPMENT OPPORTUNITY FOR SALE

FORMER WESHAM PARK HOSPITAL, DERBY ROAD, WESHAM, NR. PRESTON PR4 3AL



Photo of the Property looking east (red line for identification purposes only)

- Cleared site extending to circa 0.9 ha (2.2 acres)
- Resolution to grant Outline Planning Permission for development of up to 51 dwellings
- Potential for development of other uses (subject to planning)
- Attractive location between Preston and Blackpool, close to Kirkham and Wesham train station and town centres, with easy access to the M55 and A583



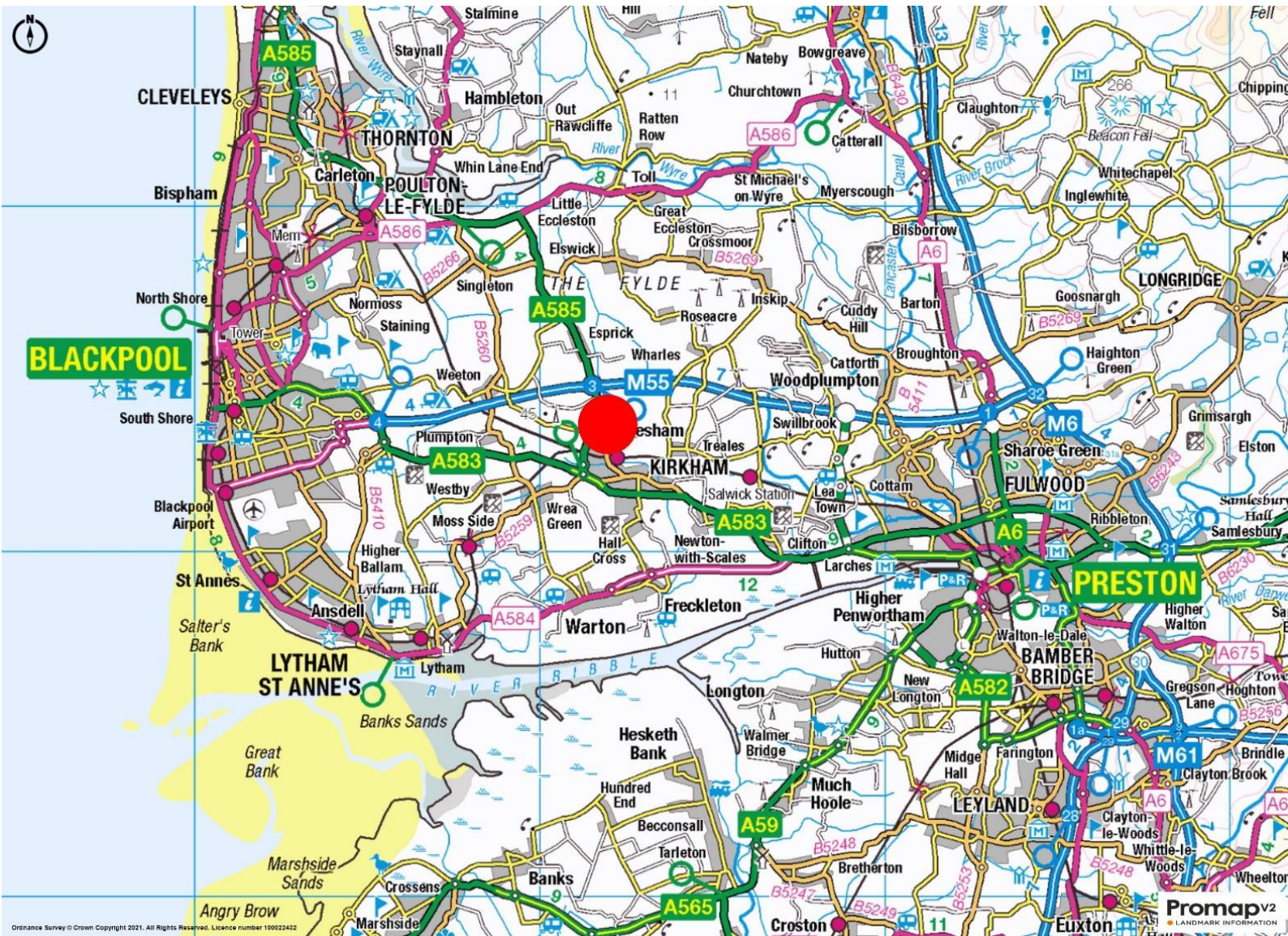


Location

The Property is located in the town of Wesham, equidistant between Preston to the east and Blackpool to the west, 1 mile south of Junction 3 of the M55. Amenities within Wesham include a Public House, Community Centre, Churches, shops and a Park, with the larger town of Kirkham located immediately to the south.

The Property is well connected by a range of modes of transport, with Kirkham and Wesham train station located less than 0.5 miles to the south west, offering frequent train services to Manchester, Manchester Airport, Liverpool, Blackpool and Preston. The M55 and A583 are located less than 1.5 mile to the north and south respectively, providing easy access to Blackpool to the west and Preston and the M6 to the east. The nearest bus stops are located a short walk to the west of the Property on Station Road, with Blackpool Airport circa 8 miles to the west.

Wesham and Kirkham benefit from a mix of businesses, retailers, cafés and restaurants, including a range of national, regional and local occupiers, as well as a large Morrisons superstore and Aldi supermarket. Local primary schools rated 'Good' by Ofsted include Kirkham and Wesham, Medlar-with-Wesham and Kirkham St Michael's, with The Willows Catholic Primary School rated 'Outstanding'. There is also a secondary school (Carr Hill High School) and a private grammar school (Kirkham Grammar School).



Location Plan (Property identified by red dot for identification purposes only)



The Property

The Property was previously occupied by the former Wesham Park Hospital. It extends to circa 0.9 ha (2.2 acres) in total (as shown edged with a solid red line on the Illustrative Layout Plan below), with the main access to the Property from Derby Road to the south.

The remainder of the former Wesham Park Hospital to the east (shown edged with a broken red line on the Illustrative Layout Plan below) has been demolished and cleared, with current proposals to develop a multi GP practice surgery on this land, with an access road along the northern boundary.

The Property is located within a predominantly residential area close to a Pharmacy, Post Office, Co-op Food and other local shops located on Station Road to the west, with a circa 2.5 acre park and play area to the east. Immediately to the south of the Property is Oakwood Drive, a recent development of 24 houses by Applethwaite Homes. To the north and west of the Property is another recent development of circa 200 homes by Miller Homes' on land previously forming part of the former Wesham Park Hospital.



Illustrative Layout Plan (red lines for identification purposes only)





Development Considerations

The Fylde Local Plan was adopted on 22 October 2018 and the Property is not allocated for any use or development but lies within the Wesham and Kirkham settlement boundary.

An outline planning application was submitted in 2019 (ref. 19/0887), with the development proposed including the demolition of the existing buildings and development of up to 51 dwellings. This application was considered at Planning Committee on 18 March 2020, with a resolution made that the decision to grant Planning Permission is delegated to the Head of Planning and Housing, subject to conditions and the completion of a Section 106 agreement to secure:

- 30% of the proposed dwellings to be affordable properties in accordance with Policy H4 of the Fylde Local Plan (unless a viability appraisal exception has been agreed with the Local Planning Authority)
- £1,000 per dwelling (and the phasing of the payment) towards securing off site public open space or public realm improvements in the vicinity of the Property
- A financial contribution (and the phasing of the payment) towards the improvement of education capacity in the vicinity of the Property, to be calculated based on the mix approved as part of the Reserved Matters application, subject to a maximum contribution of £304,960.26 (see LCC Education Contribution Assessment for more details)
- A financial contribution (and the phasing of the payment) towards the council's proportionate costs in relation to the monitoring of the obligations of this agreement

The vendor had sought the application of the Vacant Building Credit to reduce the affordable housing requirement for the Proposed Development. However, the Council subsequently advised the Vacant Building Credit would not be applied. As such, a viability assessment has been submitted for the Proposed Development, seeking a reduction of the affordable housing and other Section 106 contributions set out in the bullets points above on viability grounds, with discussions currently ongoing.

For further information on planning please contact Fylde Council's planning department direct.

Further Information

Further information relating to the Property is available at www.formerweshamparkhospital.com, including the following:

Planning Application Documents	Searches
Planning Committee Documents	Utilities Information
Demolition Information	Tree Information
Topographical Survey & Boundary Fence & Bat Box Plan	Title Documents

Viewings

The Property can be viewed from Derby Road and Wesham Park Drive but on-site inspections are strictly by appointment only. Please contact the vendors' sole agent BNP Paribas Real Estate to arrange an inspection or for additional information.





**BNP PARIBAS
REAL ESTATE**

On behalf of



Property Services

Method of Sale

Both unconditional and conditional offers for the freehold interest of the Property with limited title guarantee and overage and clawback, are invited by way of informal tender on or before 12 noon on 23rd March 2021.

Any offers that are subject to conditions should state clearly the steps necessary to remove the conditions and the anticipated timescales for doing so. The vendor does not undertake to accept the highest nor any offer.



Photo of the Property looking south east (red line for identification purposes only)





**BNP PARIBAS
REAL ESTATE**

On behalf of



Property Services



Aerial Photo of the Property looking west (red line for identification purposes only)

ALEXANDER WILLIS
Senior Associate Director
Development
+44 (0) 114 263 9210
alex.willis@bnpparibas.com

ALEXANDRA LEE
Surveyor
Development
+44 (0) 114 263 9208
Alex.a.lee@bnpparibas.com

Important notices

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details