



Greyrigg, 421 Garstang Road, Preston PR3 5JD
Strategic Redevelopment Opportunity



FOR SALE BY INFORMAL TENDER
12 noon Wednesday 19th August 2026

Guide Price £1,500,000

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- Strategic re development site extending to 2.91 acres (1.17 hectares)
 - Sought after a north west Preston location
 - Excellent and easy access on to the B6241 (Eastway), close to Broughton Interchange (Junction 32 M6/Junction 1 M55).

An exciting and rare Preston redevelopment opportunity, the site has a total gross area of 2.91 acres (1.17 hectares). Set centrally within the plot is the property known as Greyrigg which was originally a private Arts and Crafts Style residence, built around 1900, later becoming a Care Home in the 1980s which closed in the early 2020s.

Following its closure various applications have been submitted, with the latest live application 06/2024/1086 being an outline application seeking approval for access only for residential development of 23 dwellings (all other matters reserved).

Description

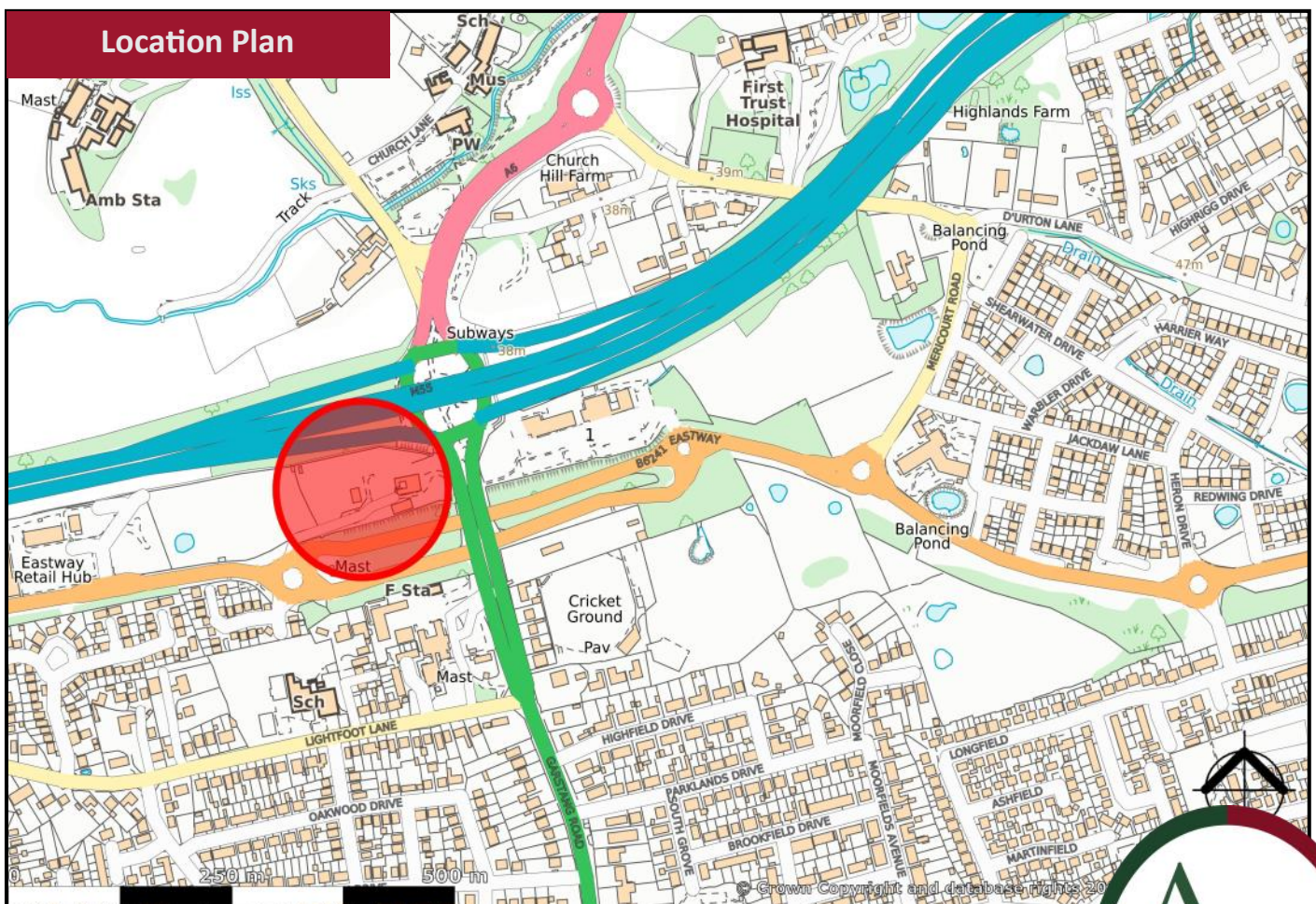
The site extends to a gross area of approximately 2.91 acres (1.17 hectares), predominantly of level land. The site boundaries are as the sale plan with vehicular access directly onto the roundabout the B6241 Eastway. Which give easy access to all the major routes in the area.



Location

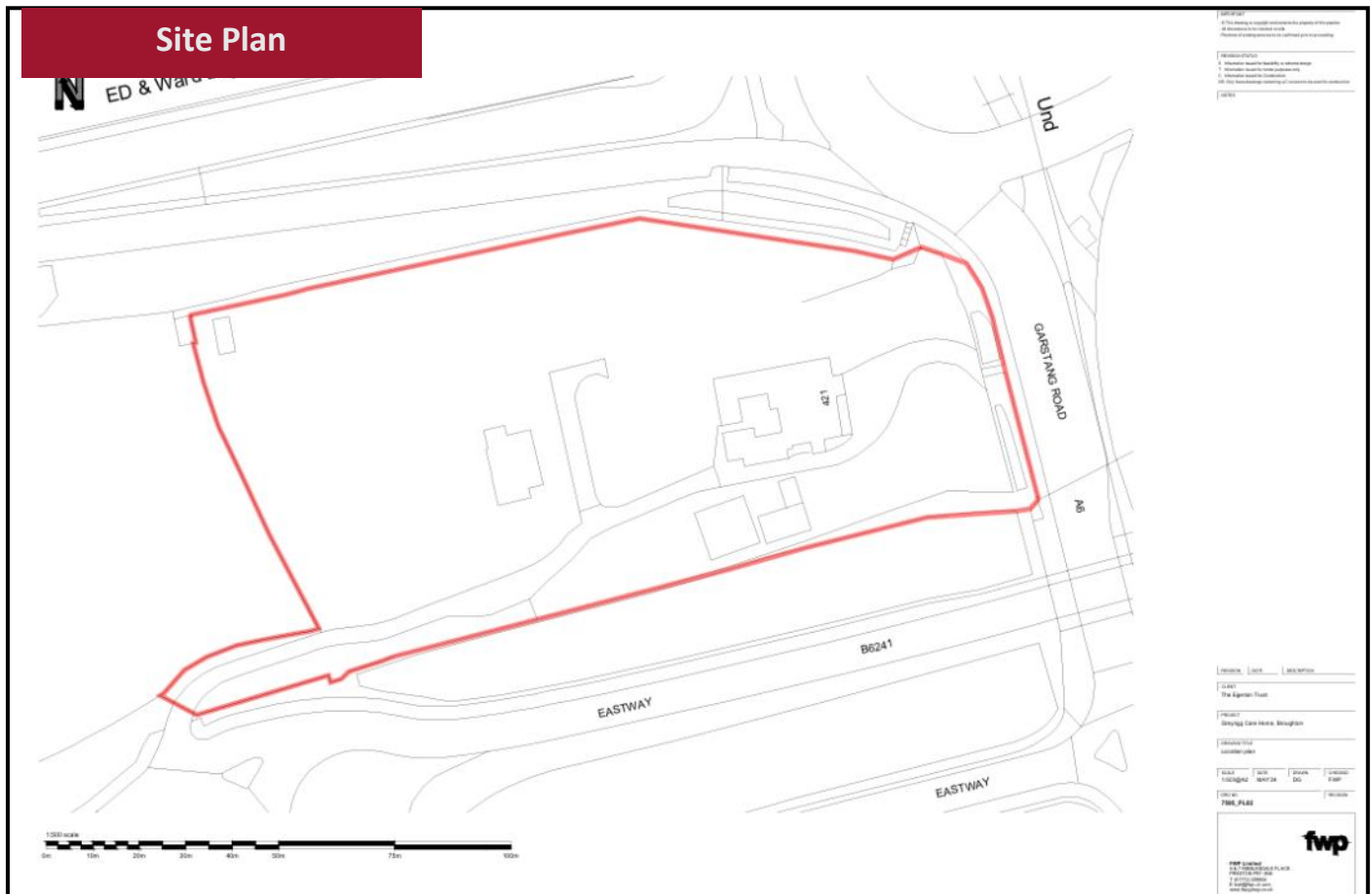
The site sits in a strategic and sought-after position on the northern edge of the urban area of Preston, close to the Broughton Interchange with easy access onto the B6241 (Eastway). The property is highly secluded with trees around the perimeter of the site giving a high level degree of seclusion and privacy yet within an easy accessible location, close to all amenities and main arterial roads.

The land lies to the southern side of the M55 motorway and partly within the North West Preston Strategic growth Location. To the west of the site is a recent development which includes Lidl, Costa Coffee and a range of independent and supporting retail uses in smaller units. To the south are residential properties and just a short distance includes Brick Veil Mosque being the award winning contemporary place of worship located just north of the Broughton Interchange.



Planning

The site has a number of planning applications shown on the planning portal, The most recent application being "Outline Application seeking approval for access only for residential development of 23 dwellings (all other matters reserved)" under Application number 06/2024/1086 available on Preston City Council's Planning Portal. However the site has potential for a wide range of potential uses given its position and access subject to planning consent.





General Remarks

Title & Tenure: The site is offered for sale Freehold with vacant possession. Purchasers to carry out their own title enquiries. The property will be sold as seen with the purchaser taking over the site in its current condition.

Services: All mains services are available within the area and connected. Buyers to make their own enquiries prior to exchange

Restrictive Covenants : None known

Conservation Area / AONB : Not applicable

Easement, Wayleaves or Rights of Way : the property is sold subject to and with the benefits of all rights including rights of way whether public or private, light support, drainage, telephone and electricity supplies and any other rights and obligations, easements, quasi agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains and water, gas and other planning schemes to the Local Authority without obligation and part of the agents to specify.

Flooding : The property has not flooded within the last 5 years and according to the Environment Agency's website the property sits in flood zone.

Unimplemented Planning Consents : Please refer to Preston City Council Planning Portal.

Coal field / mining area : From searches the property falls outside of a notified coal field and mining area.

Communications :

Broadband: ultra fast broadband available in the area

Mobile signal: good outdoor signal available in the area

The above information is according to Ofcom

<http://checker.ofcom.org.uk>

Local Authority:

Preston City Council (www.preston.gov.uk)

Viewings: the property has been secured therefore viewings must be made by arrangements with the selling agent or from satellite imagery. The existing buildings are in a derelict condition and unsafe, no internal inspection will be consented..

Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Photographs and Plans: photographs, information and plans in these particulars are provided for identification purposes only.

VAT: the purchase will not be subject to VAT.

Method of Sale: The property is for sale by receipt of offers by no later than **19th August 2026**, following which the selected purchaser will be granted a 28 day period of exclusivity to exchange unconditionally from the date that the searches and draft contract are issued. The accepted purchaser must put forward an exclusivity payment of £10,000 on signing the exclusivity period.

Sellers agent: - FOA Richard Furnival
(richard@abarnett.co.uk)

Solicitors Details: Boyes Turner Tel:

0118 9597711 FAO Nick Carter ncarter@boyesturner.com

What3words Location : [mobile.tube.dots](https://www.what3words.com/mobile.tube.dots)

SUBJECT TO CONTRACT



Tender Form

Greyrigg, 421 Garstang Road, Preston PR3 5JD

To: Armitstead Barnett LLP, Wyre House, Cartmell Lane, Nateby, PR3 0LU

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact email	

I/We hereby offer the following to purchase, subject to Contract, Greyrigg, 421 Garstang Road, Preston PR3 5JD described in the Particulars of Sale prepared by Armitstead Barnett.	
As a Whole £.....	(Figures)
.....	(Words)

I/We understand and confirm as follows:

1. That in submitting this offer I am / we are deemed to have read and understood the Particulars of the Sale and inspected the property.
2. That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
3. Proof of funds are enclosed.
4. Identification is enclosed in the form of passport/driving licence and utilities bill confirming address.
5. That if this offer is accepted I/We will exchange unconditional contracts within **4 calendar weeks** of receipt of the Tender and complete the purchase as soon as possible after exchange of Contracts.
6. That in order to complete the purchase:
 - (a) cash funds are available? **Yes/No**
 - (b) Mortgage funding will be required **Yes/No**
 - (c) That our mortgage offer is subject to the following conditions
 - (d) Subject to sale of existing property **Yes/No**
 - (e) Any other matter
7. Our suggested completion date is

*Please complete as appropriate and give as much information as possible. Use a separate sheet if necessary.

The Solicitor who will be acting on my/our behalf is

Name:
Firm:
Full Postal Address:

Signed:

Dated:

PLEASE NOTE THAT THIS OFFER FOR **GREYRIGG, 421 GARSTANG ROAD, PRESTON PR3 5JD** MUST BE COMPLETED AND RETURNED TO ARMITSTEAD BARNETT LLP NO LATER THAN **12 NOON ON WEDNESDAY 19th AUGUST 2026** IN A PLAIN ENVELOPE STATING TENDER— GREYRIGG, 421 GARSTANG ROAD, PRESTON PR3 5JDFY8 5RP. WE REGRET THAT FAXED OR EMAILED OFFERS CANNOT BE ACCEPTED.

***** PLEASE ENSURE PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER** PLEASE SEE “MONEY LAUNDERING REGULATIONS AND COMPLIANCE” UNDER GENERAL REMARKS PAGE 6.*****

CONDITIONS RELATING TO TENDER

Please bear in mind the following when preparing the Tender document for the property enclosed within these particulars.

1. Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this Tender.
2. Submission of a Tender document does not constitute any part of a Contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
4. We would suggest that if an offer is made subject to any factors such as Planning, then these are outlined on the attached form or on a continuation sheet if necessary.

North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Abarnett.co.uk

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.