

PR25 3EL JV DEVELOPMENT OPPORTUNITY

https://palaceauctions.com

Worden Lane,  
Leyland PR25 3EL,  
UK



Opportunity to Acquire a prime PR25 3EL JV development opportunity in Leyland for £260,000, delivering a GDV of £1.1 million with projected ROIs of 25%-67% and annual rental yields up to 17.7%. This JV development site at PR25 3EL in Leyland offers investors the chance to purchase land for 8 x 1-bed flats above a fully let Sainsbury's Local [...]

- 8 beds
- Mixed-Use Development Site
- Available – JV Development Opportunity, for sale off market



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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** 15-year FRI lease, 2500 sq ft Sainsbury’s Local retail unit (blue-chip tenant), 8 x 1-bed flats with modern open-plan layouts, Excellent yield diversification: residential + retail, High-street frontage with prominent signage, Potential JV via SPV or contractual agreement, Quick development timescale—detailed planning pre-application advised, RPI-linked reviews, Secure revenue stream until 2030 then flexible re-let options

