

**FOR
SALE**



RESIDENTIAL DEVELOPMENT LAND

3.5 hectares (8.645 acres)

Land off Stricklands Lane
Stalmine
Poulton Le Fylde
Lancashire
FY6 0LL

- Attractive semi rural village setting backing onto open countryside
- Easily accessible location close to Poulton le Fylde and the wider Fylde Coast
- Benefits from outline planning consent for 77 residential units
- Stalmine benefits from a range of local amenities

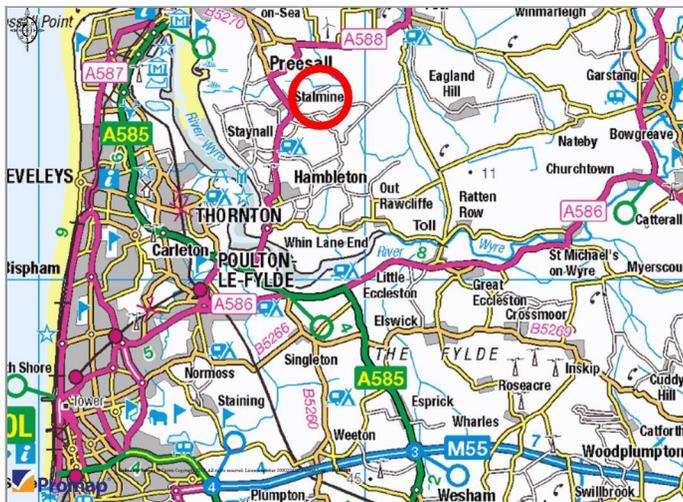
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Location

The site is located on the southern edge of Stalmine being a popular semi rural village. Access is from Stricklands Lane providing an attractive open aspect to the South and West. Carr Lane then Stricklands Lane (A588) consists of mainly detached houses and bungalows thus providing an attractive approach to the site.

Stalmine is located on the Fylde Coast in an area known as Over Wyre approximately 1.5 miles to the North of Hambleton and 3.5 miles to the North of Poulton le Fylde.

Hambleton and Stalmine-with-Staynall has a population of 4,230 (2011 census) and offers a range of local amenities including parish church, convenience shop/newsagent, primary school and public house.

Description

The site extends to a gross area of approximately 3.5 hectares (8.645 acres) being generally level in nature. The site is greenfield and has historically been used for agricultural purposes. In addition to hedgerow boundaries there is a linear swathe of woodland together with pond within the site.

Services

It is understood that all mains services are available to the site from Mill Lane/Stricklands Lane including electricity, gas, water and drainage.

The utility services infrastructure report within the technical pack provides further detail in this regard.

Tenure

Freehold with the benefit of vacant possession.

Planning

The site has the benefit of an outline planning permission for the development of 77 dwelling houses. Planning permission was granted on 13 August 2014, reference 14/00226/OUTMAJ subject to a Section 106 Agreement.

The S106 obligations include; £150,000 over 5 years to subsidise the existing bus service, the upgrading of existing and provision of a new bus stop to DDA standards and 30% affordable housing. The tenure split has not been stated.

The proposals also include a car park for the school together with footpath through the school grounds.

Further information is available within the technical pack, however, interested parties are invited to make any planning related enquiries via the local planning authority, Wyre Borough Council (01253 891000).

Technical Information

In the first instance interested parties are requested to formally register with Eckersley, who will thereafter provide an electronic link to download the technical pack or alternatively this can be provided on disc. The technical information includes but is not limited to the following:-

1. Report on title
2. Decision notice
3. S106 agreement
4. Design & access statement
5. Ecological report
6. Flood risk & drainage assessment
7. Indicative scheme layout
8. Infrastructure/utilities report
9. Topographical survey
10. Transport & access assessment
11. Tree report

Method of Sale

Offers are invited for the freehold interest by way of informal tender with timescales to be confirmed in due course.

A schedule of assumptions which need to be reflected within offers will also be provided.

Proposals

Proposals are encouraged to reflect a significantly improved scheme layout particularly in relation to internal road arrangement.

To assist with analysing offers, we would request that proposals identify any abnormal development costs which have been taken into account (if any) and any further costs that may subsequently require deduction from the offer.

We request that any conditions are clearly stated. The selected party will be given the opportunity to conclude investigations before finalising a net payable figure.

Consideration may be given to conditional offers which increase the development density and/or review the extent of woodland within the proposed development.

VAT

We understand that the purchase price will not be subject to VAT.

Enquiries

Further information is available via the sole agents:

Eckersley

Contact: Mark Clarkson / John Bretherton
Telephone: 01772 883388
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