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**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

DEVELOPMENT LAND WITH OUTLINE PLANNING PERMISSION

0.19 hectares (0.465 acres)

Development Land
Anchorsholme Methodist Church
North Drive
Thornton Cleveleys
Nr Blackpool
FY5 3PG

- Highly prominent location at the junction of North Drive and Luton Road
- Established residential area
- Planning permission for the erection of 8 semi-detached dwellings
- Popular residential location with range of amenities within close proximity

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Location

The site/premises are situated at the junction of North Drive and Luton Road which leads to Anchorsholme Lane and ultimately Amounderness Way (A585) connecting the surrounding towns.

The location is an established and popular residential suburb of Thornton Cleveleys.

Fleetwood lies approximately 3 miles to the north, Blackpool approximately 4 miles to the south and Poulton-le-fylde circa 2.5 miles to the south east.

Description

The holding comprises a predominantly single storey former Methodist church being of brick construction beneath predominantly pitched tile roofs together with some flat felted roofs.

Externally the property offers some grassed and shrubbed areas together with tarmac surfaced car park.

The site is rectangular and level with frontage onto the adopted highway including several vehicular and pedestrian entrances.

Accommodation

We have estimated that the existing church buildings extend to a gross internal floor area of 760 m² (8,181 ft²).

Site area

The gross site area has been estimated to extend to approximately 0.19 hectares (0.465 acres) and is delineated in red on the attached site photograph.

Services

It is understood that electricity, gas, water and drainage are available to the premises.

We advise that interested parties make their own separate enquiries in this regard, particularly in relation to capacities.

Both North Drive and Luton Road and adopted highways maintainable at public expense.

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Planning

The site benefits from outline planning permission for the erection of 4 pairs of semi-detached dwelling houses (8 houses in total) with associated garages following the demolition of the existing church and church hall buildings. The permission was granted on the 9th June 2017 under reference number 17/0042.

The consent requires an offsite contribution towards the improvement to the local open space provision of £8,600.

The site/premises may offer potential for a variety of alternative uses subject to securing the appropriate planning consent.

Interested parties are recommended to make their own enquiries of the local planning authority, Blackpool Borough Council (01253 476225).

Technical Information

In the first instance interested parties are requested to register with Eckersley, who will provide an electronic link to download the further information available. The information includes but is not limited to the following:

1. Decision notice
2. Site layout plan
3. Bat survey and assessment
4. Flood risk and protection specification
5. Title information

Method of Sale

Offers are invited for the freehold interest with the timescales for offers to be confirmed in due course (if appropriate).

We would request that any conditions are clearly stated with the selected party being given the opportunity to undertake investigations prior to contract in order to arrive at a net payable figure.

Photographs and Plans

All photographs and plans included within these particulars are for indicative purposes only and should not be relied upon.

VAT

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

Enquiries

Strictly via the sole agents:
Eckersley

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Contact: Mark Clarkson

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