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**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

0.37 hectares (0.914 acres)

**Development Land
Carr Head Lane
Poulton-le-Fylde
FY6 8JB**

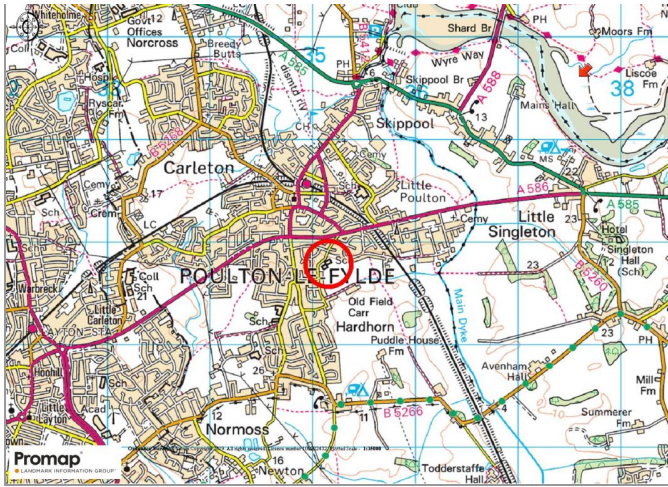
- Very popular residential location
- Poulton-le-Fylde town centre approximately 0.5 miles to the north west
- Excellent transport links
- Benefits from outline planning consent for 8 residential dwellings
- Alternative uses S.T.P.

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Location

The site is located on Carr Head Lane approximately 0.5 miles to the south east of Poulton-le-Fylde town centre, in a popular predominantly residential area.

Carr Head Lane connects with Garstang Road East circa 350 m to the north thus offering both excellent transport links to the motorway network in addition to public transport links including Poulton-le-Fylde railway station which connects with Blackpool to the west and Preston to the east.

Poulton le fylde is a sought after affluent Fylde Coast market town offering an excellent range of shopping and leisure facilities.

Description

The site currently comprises a single-storey former educational building together with car park and landscaping. The site appears generally level and broadly rectangular although narrows slightly to the rear.

Immediately to the west lies Happy Days Childrens nursery, to the east Carr Head Primary School and playing fields and to the south the public open space of the Oldfield Park housing development.

Site Area

We have estimated that the site extends to a gross area of approximately 0.37 hectares (0.914 acres).

Services

It is understood that all mains services are available to the site by way of those located within the existing building in addition to those situated within Carr Head Lane.

Interested parties are advised to make their own separate enquiries and satisfy themselves as to the suitability and capacity of all services.

Tenure

Understood to be freehold

Planning

The site and premises currently benefit from a use as an educational facility generally falling within D1 (Non-residential Institutions) of the Town & Country Planning Act (Use Classes) Order 1987 (as amended), however, the site further benefits from an outline planning permission for the development of 8 dwelling houses. Planning permission was originally granted consent in 2014, however, more recently this was effectively renewed in November 2018 ref: 18/00839/OUT.

Further information available upon request, however, interested parties are invited to make any planning related enquiries to the local planning authority at Wyre Borough Council (tel. 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 further information available. The further information available includes the following:

1. Decision notice
2. Site plan
3. Illustrative layout
4. Planning Statement
5. Ecological Assessment
6. Title information
7. Topographical survey
8. Asbestos survey

Method of Sale

Offers are invited for the freehold interest either on conditional or unconditional terms.

Timescales together with a guidance letter setting out any assumptions/requirements to form part of any offer will be provided in due course.

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 with the selected party being given the opportunity to conclude any investigations before finalising a net payable figure.

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

VAT

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

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly through the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk