

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

DEVELOPMENT OPPORTUNITY (S.T.P)

1.13 hectares (2.8 acres)

**Development Land
Church/Albany Road
Ansdell
Lytham St Annes
FY8 4GW**

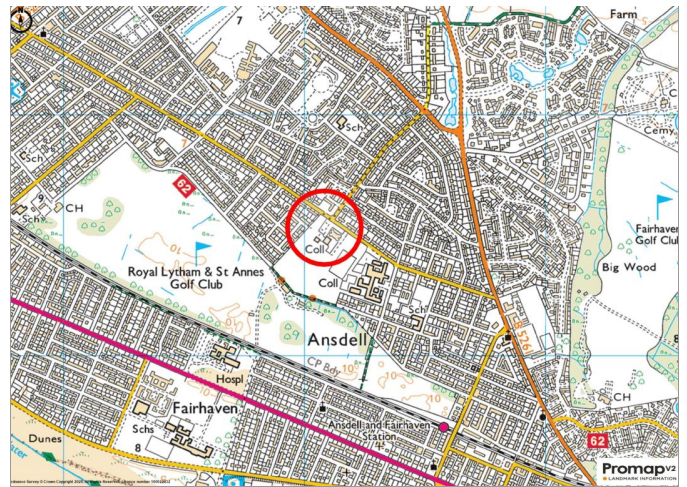
- **Prominent location within Ansdell located between the centres of Lytham and St Annes**
- **Very popular residential area**
- **Adjacent to Ansdell Medical Centre and Royal Lytham St Annes Golf Club**
- **Suitable for a range of alternative uses (S.T.P.)**

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
Castle Chambers E | lancaster@eckersleyproperty.co.uk
China Street
Lancaster
LA1 1EX

eckersley
incorporating **Irvine Taylor**



Location

The site is situated within Ansdell which forms part of the wider Lytham St Annes area comprising Lytham, Fairhaven, St Annes and Ansdell. The immediate surrounding area is predominantly residential being a very attractive and popular settlement with an excellent range of amenities for a settlement of its size and nature.

Immediately to the south lies Royal Lytham and St Annes Golf Club with Fylde Rugby Club being less than 1km to the east.

The location offers excellent public transport links which include several bus routes together with Ansdell and Fairhaven railway station being circa 1 km to the south east.

Description

A generally level L-shaped site bounded by some hedgerows and trees to the north and westerly elevation.

The site comprises two detached former educational buildings together with tarmacadam surfaced car park with amenity/recreational space laid mainly to grass.

The buildings comprise a four-storey former teaching block together with a single-storey administration/amenity building.

Site Area

The gross site area has been estimated to extend to approximately 1.13 hectares (2.8 acres) and is delineated in red on the attached site plan.

Subject to the nature of a proposed redevelopment additional land may be available to provide additional car parking. Please liaise with Eckersley who can provide further information including a topographical survey identifying the site boundaries and additional land.

Services

It is understood that all mains services are available to both buildings with copies of utilities information available upon request.

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

Tenure

The property is presently being registered by way of a first registration application. It is anticipated to be registered freehold.

The main four-storey former academic building does include two telecommunication mast leases, one which has expired and holding over and one with an unexpired term until 2032.

Discussions are ongoing with a number of mast relocation options including a possible relocation within the proposed development or an offsite relocation. In this regard, please liaise with Eckersley who can advise in more detail what options are available.

It is anticipated the site and premises will be sold with the benefit of vacant possession.

Planning

The property has previously been used as an educational facility and is identified on the Local Plan Policies Map as being within the settlement boundary of Lytham St Annes which is identified in Policy DLF1 as a "Strategic Location for Development". The site is, however, not specifically designated for any use nor subject to any site specific restrictive policies. Policy DLF1 states that windfall development is permissible providing the development will not undermine the operation of existing land uses.

We therefore believe the site may offer potential for a variety of alternative uses subject to securing the appropriate planning consent, however, strongly urge interested parties to make their own separate planning related enquiries via the local planning authority, Fylde Borough Council (planning@fylde.gov.uk).

Method of Disposal

Conditional 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

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

The purchase price will not be subject to VAT.

Legal Fees

Each party to be responsible for their own professional costs incurred in this transaction.

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 by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk