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**TO LET
(MAY SELL)**



ROADSIDE RETAIL/LEISURE DEVELOPMENT OPPORTUNITY

0.288 hectares (0.71 acres)

100 m² (1,076 ft²) — 750 m² (8,073 ft²)

**Lytham Road
Warton
PR4 1XD**

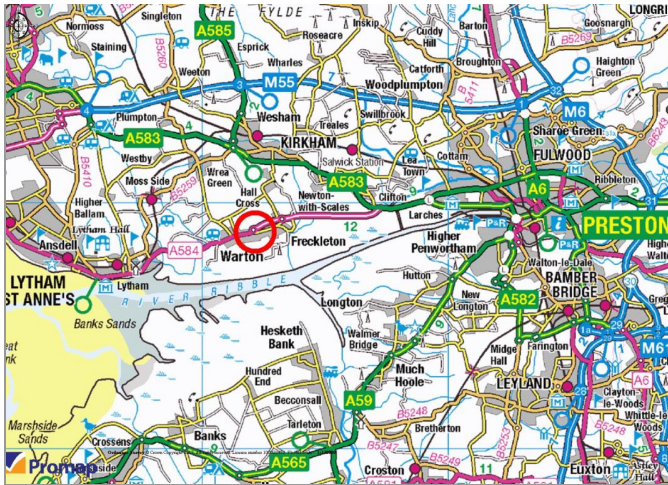
- Highly prominent location with significant frontage on the the A584
- Located within the settlement boundary of Freckleton & Warton
- Potential for a range of roadside retail/leisure uses S.T.P.
- Freehold or leasehold terms considered

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Location

The site is situated at the junction with the Freckleton bypass (A584) and Lytham Road in between the towns of Freckleton and Warton with British Aerospace being less than 0.5 miles from the property. The A584 is the main arterial route which connects Preston with Lytham.

The site enjoys a highly prominent position with significant frontage onto the bypass and the newly reconfigured junction at the entrance to Highgate Park. The Highgate Park development is on going and will deliver 254 dwellings. Furthermore sites immediately adjacent are either consented or development proposals are on going for a further 700 dwellings.

Warton is located circa 5 miles to the west of Preston and 2.5 miles to the east of Lytham.

Description

A flat island site formerly occupied by 2 residential bungalows being accessed from Lytham Road in a predominantly residential area.

Site area

The gross site area has been estimated to extend to approximately 0.288 hectares (0.71 acres) or thereabouts and is delineated in red on the attached indicative scheme plan.

Proposed Accommodation (in part of whole)

Our client (S.T.P) will consider the development of units/premises ranging from 100 m² (1,000 ft²) or larger subject to terms and tenant covenant.

Services

It is understood that electricity is available within the site in addition to mains water and drainage. We are further advised that gas is available within Lytham Road.

We recommend parties interested in the freehold make their own separate enquiries in this regard, particularly in relation to capacities.

Tenure

The property is held freehold and available on both freehold or leasehold terms.

Planning

We understand that the site is located within the settlement boundary of a predominantly residential area therefore development will be acceptable in principal subject to planning considerations.

Given the high prominence of the site and being considered a gateway between Freckleton and Warton, suitable boundary treatment and landscaping will require careful consideration in addition to the location of servicing and refuse.

Following informal discussions with the LPA we understand they accept the merits of a drive-thru or similar proposal albeit subject to the scheme detail.

Interested parties subject to the nature of their interest are recommended to make their own enquiries of the local planning authority, Fylde Borough Council.

Method of disposal

At this stage we are seeking expressions of interest either freehold or leasehold for either part or the whole site subject to terms.

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.

Legal fees

Each party to be responsible for their own legal costs incurred in their respective transaction.

Enquiries

Via the sole agent:

Eckersley

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