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**FOR
SALE**



LAND WITH DEVELOPMENT POTENTIAL

4.65 hectares (11.5 acres)

Land west of Queensway
Lytham St Annes
FY8 3HE

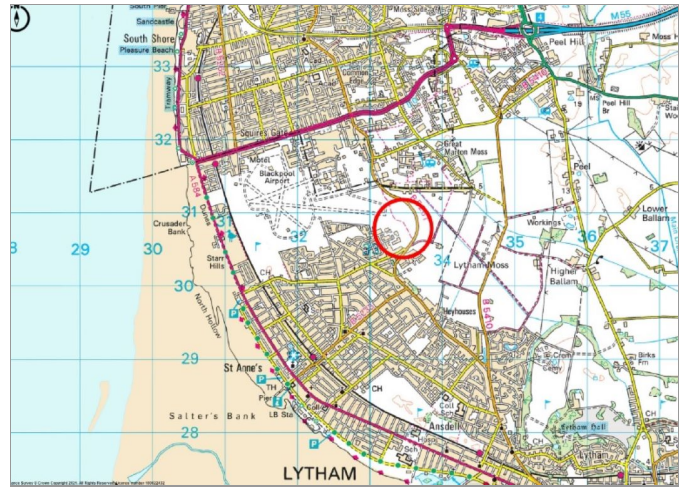
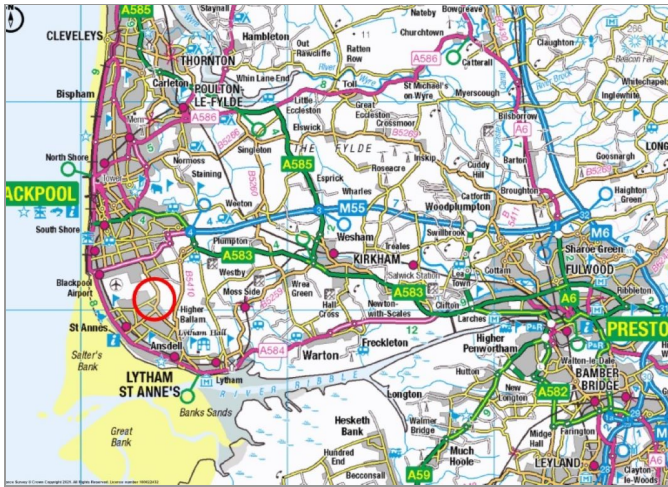
- High profile site fronting onto Queensway
- Easy access to the Motorway network
- Potential mixed use development (S.T.P.)
- Highly sought after area

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Location

Located west of Queensway (B5261) next to the established Queensway Business Park, which is accessed off Kilnhouse Lane. Primarily accessed via a new entrance off Queensway but possibly a secondary access off Scafell Road. Blackpool Airport is located to the north of the land.

Queensway is a main arterial route that connects Lytham and St Annes to Blackpool and Junction 4 of the M55 Motorway at Peel Hill. There is significant new housing development within close proximity.

The new Heyhouses bypass that is being constructed will connect onto Queensway.

Description

The site extends to approximately 4.65 hectares (11.5 acres).

The land is predominantly level and unserviced at the present time. There is a new proposed main entrance directly off Queensway (now extant). A side road entrance into the site is also available via Scafell Road, Queensway Business Park.

Services

All mains services are available within the area. Interested parties are advised to make their own separate enquiries.

Planning

The site is allocated for Employment Uses within Use Category B2, B8 and the new Category E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The site may suit a range of uses and interested parties should make their own separate enquiries or contact the local planning department at Fylde Borough Council (www.fylde.gov.uk).

A small area of the land located to the eastern part of the site is designated as being within Green Belt. The site is also located within Blackpool Airport advisory zone (requirement to consult CAA and NATS).

Tenure

Freehold.

Purchase Price

Offers are invited for the site on a conditional or unconditional basis.

Photographs and Plans

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

VAT

All prices quoted are exclusive of, but may be liable to, VAT at the standard rate.

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

Please contact the sole agents:

Eckersley

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