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DEVELOPMENT LAND WITH RESOLUTION TO GRANT

0.25 hectares (0.618 acres)

Craiglands
Hillylaid Road
Thornton-Cleveleys
FY5 4ED

- Predominantly residential location
- Resolution to grant for assisted living development
- Easily accessible to Thornton & Cleveleys including surrounding areas
- Excellent range of amenities including retail, leisure and medical services

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Location

The site is located within a predominantly residential suburb of Thornton approximately 0.5 miles to the north of the town centre and circa 2 miles east of Cleveleys. Hillylaid Road is accessed via Stanah Road to the east and Lawsons Road to the west. Thornton-Cleveleys and ultimately Fleetwood are principally accessed via Amounderness Way (A585) which ultimately connects with junction 3 of the M55 motorway.

The location is easily accessible and offers an excellent range of amenities via both Thornton & Cleveleys and the surrounding area.

Thornton Cleveleys lies approximately 3 miles to the south of Fleetwood, 2.5 miles to the north of Poulton-le-Fylde and 4 miles to the north of Blackpool.

Description

The site is rectangular and generally overgrown, surrounded by housing on 3 sides with a tree boundary to the rear. Craiglands being the residential dwelling lies towards the easterly boundary of the site.

Site area

We estimate that the site extends to approximately 0.25 hectares (0.618 acres) and is delineated in red on the attached aerial image/plan.

Services

It is understood that all mains services are available within Hillylaid Road, however, we would advise interested parties to make their own separate enquiries in this regard, particularly in relation to capacities.

Tenure information

Freehold title no: LAN220370

Title information is available upon request. Nonetheless we advise interested parties undertake their own due diligence in this regard.

Planning

The land benefits from a resolution to grant planning permission (Ref: 24/00876/FULMAJ) for the erection of 17 no. supported living accommodation units, consisting of 5 no. bungalows, 12 no. apartments, along with associated parking, landscaping and ancillary facilities. The S106 agreement remains outstanding.

There is also a lapsed outline planning permission for a 33 no. apartment development for over 55's including ancillary accommodation and parking granted subject to a S106 agreement.

We would advise interested parties make their own planning enquiries via the local planning authority, Wyre Borough Council.

Further 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 planning application for the full application which benefits from a resolution to grant and the planning pack for the lapsed permission. Some further title, services and topographical information is also available.

Proposals

Offers are invited on a private treaty basis.

There is a strong preference for unconditional offers based on the current outline, however, conditional offers subject to reserved matters or a new full application may be considered subject to terms.

To assist with analysing offers, we would request a full schedule of assumptions (if any) and any associated costs be provided including any conditions that remain. These should be clearly stated along with any further costs that may subsequently require deduction from any offer.

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

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Strictly by appointment with the sole agents:
Eckersley
Telephone: 01772 883388
Contact: Mark Clarkson
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