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incorporating Irvine Taylor

**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

DEVELOPMENT LAND SUITABLE FOR A VARIETY OF USES (S.T.P.)

0.66 hectares (1.62 acres)

**Development Land
4 Lytham Road
Warton
Nr Preston
PR4 1XD**

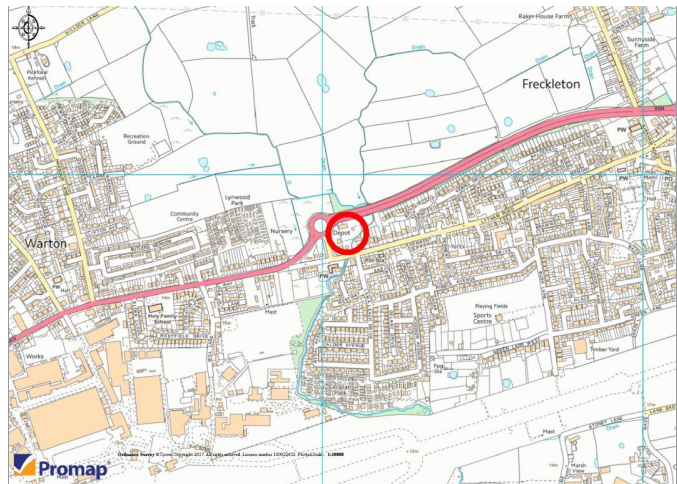
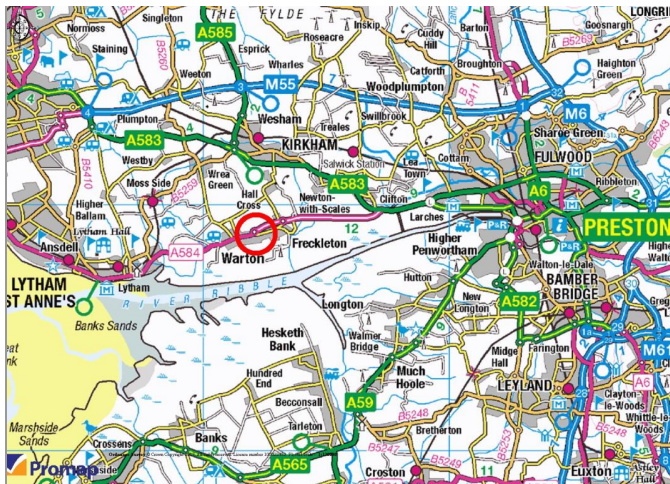
- Highly prominent location with significant frontage on the the A584
- Established residential area within settlement boundary
- Popular residential location with range of amenities within close proximity

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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 whilst also being positioned within the settlement boundary.

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

Description

A flat triangular shaped site historically used as a HGV repair depot being mixed concrete, hardcore and grass surfaced together with a range of dilapidated buildings.

The site is accessed from Lytham Road and located in a predominantly residential area.

Site area

The gross site area has been estimated to extend to approximately 0.66 hectares (1.62 acres) and is delineated in red on the attached site plan.

Services

It is understood that 3 phase 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 advise that interested parties make their own separate enquiries in this regard, particularly in relation to capacities.

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Planning

We believe the property benefits from a historic planning consent for vehicle parking in association with an engineering and coach business plus storage dating back to 1991. We believe therefore that its previous use would fall within classes B2 & B8 of Town & Country Planning (Use Classes) Order 1987 (as amended).

It lies within the settlement boundary within a predominantly residential area.

We believe that the site may offer potential for a variety of alternative uses subject to securing the appropriate planning consent.

Interested parties are recommended to make their own enquiries of the local planning authority, Fylde Borough Council (01253 658457).

Method of Sale

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

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.

Enquiries

Strictly via the sole agents:
Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk