Chartered Surveyors
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RESIDENTIAL DEVELOPMENT LAND

0.88 hectares (2.174 acres)

Land at Moss Farm
Cropper Road
Blackpool
FY4 5LB

- Located within an area of significant ongoing residential development
- Easily accessible being approximately 1 mile to the south of M55
- Benefits from outline planning permission for 26 residential units
- Includes substantial residential dwelling
- May consider selling part

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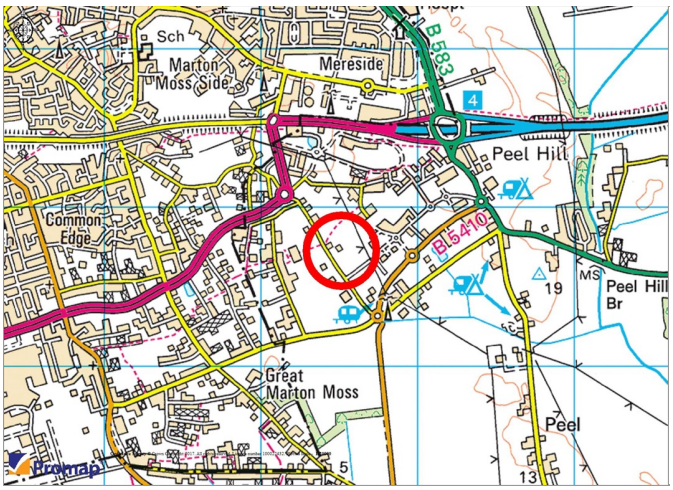

Location

The site is located to the south east of Blackpool fronting on to Cropper Road, a short distance from its junction with Progress Way (A5230) and the M55 Motorway to the north. Alternatively, Annes Way (B5410) and Preston New Road (A583) also connect with the M55 to the north east.

The immediate location whilst being very accessible offering an attractive semi-rural setting also providing easy access to Wrea Green, Lytham and Kirkham together with the amenities it offers.

Description

The site extends to a gross area of approximately 0.88 hectares (2.174 acres) being generally level in nature.

Moss Farm comprises a substantial 3-bed detached dwelling including double garage together with dilapidated outbuildings immediately to the rear set within substantial gardens, paddock and hard standing to the rear.

Planning permission has been secured for the entire site assuming the demolition of the existing dwelling although a revised application could seek to retain or modify the house itself and the demise and develop around it.

Services

It is understood that mains services including electricity, water and drainage are available to the site, however, interested parties are recommended to make their own separate enquiries in this regard.

Planning

The site has the benefit of an outline planning permission for the erection of 26 dwellings following demolition of the existing dwelling with access applied for and all other matters reserved. Planning permission was granted on the 29 July 2015, reference 13/0753.

The S106 obligations include; a minimum of 30% of the dwellings to be affordable housing units (no definition of tenure mix) and the payment of the Secondary Education Contribution calculated based on the formula contained within the S106 agreement.

Further information is available, however, interested parties are invited to make their own planning related enquiries of the local planning authority, Fylde Borough Council (tel. 01253 658658).

Tenure

Freehold with the benefit of vacant possession.

Technical Information

In the first instance interested parties are requested to formally register with Eckersley, who will provide an electronic link to download further information which is available. The information includes but is not limited to the following:-

1. Decision Notice
2. Section 106 Agreement
3. Design & Access Statement
4. Ecological Report
5. Flood Risk & Drainage Assessments
6. Phase I Habitat and Protected Species Assessment
7. Supplementary Protected Species Work

Method of Sale

Offers are invited for the freehold interest by way of private treaty.

Proposals

Our clients have a strong preference to sell their entire holding including existing residential dwelling in 1 lot, however, they may consider proposals to sell the existing dwelling (including access and garden area) separately from the remainder of the site. Agreement would need to be reached regarding boundaries.

VAT

We understand that the purchase price will NOT be subject to VAT.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

Enquiries

Strictly by appointment with the sole agents:
Eckersley

Telephone: 01772 883388
Contact: Mark Clarkson
Email: mac@eckersleyproperty.co.uk

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