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**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

DEVELOPMENT LAND WITH PLANNING PERMISSION FOR 33 APARTMENTS

0.25 hectares (0.618 acres)

**Craiglands
Hillylaid Road
Thornton-Cleveleys
FY5 4ED**

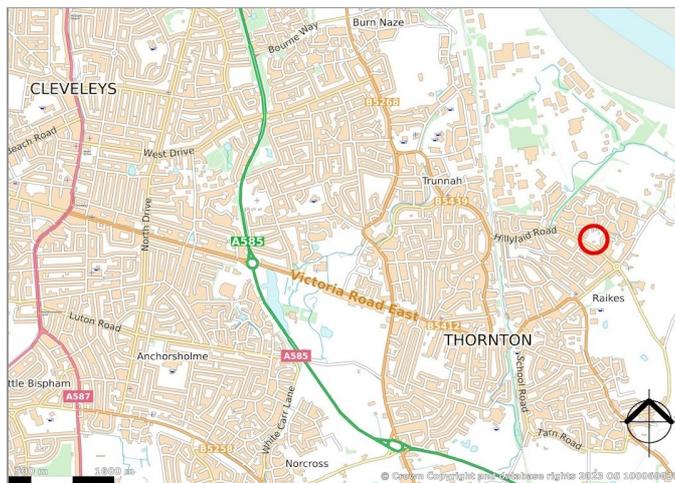
- Predominantly residential location
- Outline planning permission for 33 apartments
- Easily accessible to Thornton & Cleveleys including surrounding areas
- Excellent range of amenities including retail, leisure and medical services

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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 outline planning permission ref. 22/00094/OUTMAJ w.e.f. 22nd May 2023 for a 33 no. apartment development for over 55's including ancillary accommodation and parking granted subject to a S106 agreement which includes a green infrastructure contribution of £10,000.

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 (not an exhaustive list) includes the following:

1. Decision notice & S106 agreement
2. Site plan & elevations
3. FRA/Drainage
4. Ecological assessment
5. Design & access statement
6. Topographical survey
7. Services information
8. Title information

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

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

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk