

For Sale

Upon instructions of the Joint Administrators

**LANDWOOD
GROUP**



Heeley Road/St. David's Road North, **Lytham St Annes FY8 2JX**

Freehold Development Opportunity

- Suitable for residential development - the site is designated for housing within the Fylde Local Plan under policy HS12.
- Site Area of 1.15 acres (0.47 hectares).
- Well established and popular residential location, close to Lytham St Annes town centre.
- Close to Lytham St Annes Golf Club and within a 10 minute walk of St Annes Beach.
- Available with Vacant Possession.

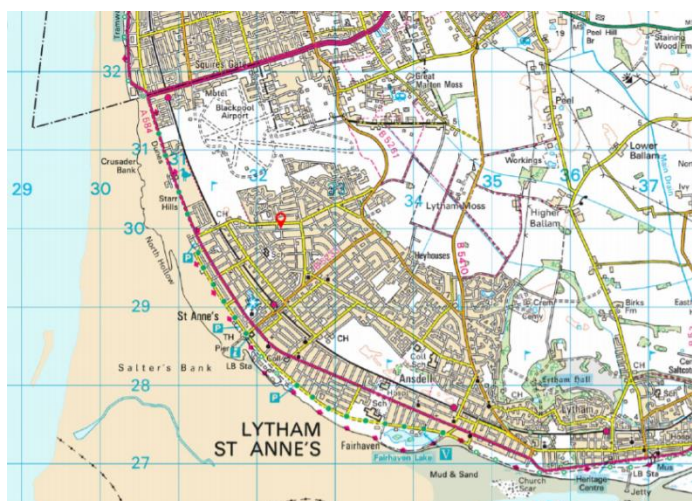
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Location

The site is located on Heeley Road at its junction with St David's Road North, in a popular residential location circa 0.5 miles from Lytham St Annes town centre which is within easy walking distance.

Clifton Drive (A584), is located 0.4 miles from the site and is the main arterial coastal route linking Lytham St Annes with nearby Blackpool, which is approx. 10 mins drive time. St Annes on the Sea Railway Station is a 10 minute walk.

St Annes Town Centre provides a range of local amenities to include shops, cafes and restaurants, alongside a number of supermarkets, schools and places of worship.

Description

The site provides a flat, irregularly shaped parcel of land which was previously occupied by a Co-operative store, butchers, car sales and maintenance depot and external storage facility. The majority of the buildings have been demolished, with the exception of the former Co-operative building and the site is currently vacant.

An access road runs through the centre of the site and there is a single-track railway to the rear. There is a small boundary wall at the site frontage and boundary fences to the remainder.

Lytham substation is located on one section of the site and does not form part of the demise.

Tenure Information

The premises are held under Freehold titles LAN97997, LA690330 & LA501694, and long leasehold titles LA603661, LA603663, & LA603662. Each of the long leasehold titles has in excess of 890 years remaining on the term.

Planning

The site is considered suitable for a residential development scheme, subject to obtaining planning consent.

We are aware of previous discussions which have taken place with The Fylde Borough Council giving an encouraging indication that the site would be suitable for a residential redevelopment use, although no detailed Planning Applications have been made in this regard. The site is designated for housing within the Fylde Local Plan under policy HS12. The sales pack contains copy Local Plan for the area produced by Fylde BC in December 2021.

Discussions have taken place in the past where a scheme of 114 one- and two-bedroom apartments might be envisaged. To the south east boundary of the site is a recently developed scheme at St David's Grove where low rise apartments and modern town houses have been accommodated.

Interested parties are to rely on their own planning enquiries.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers Invited

Viewings

Strictly by appointment.

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APRIL 2022