Residential Development Opportunity

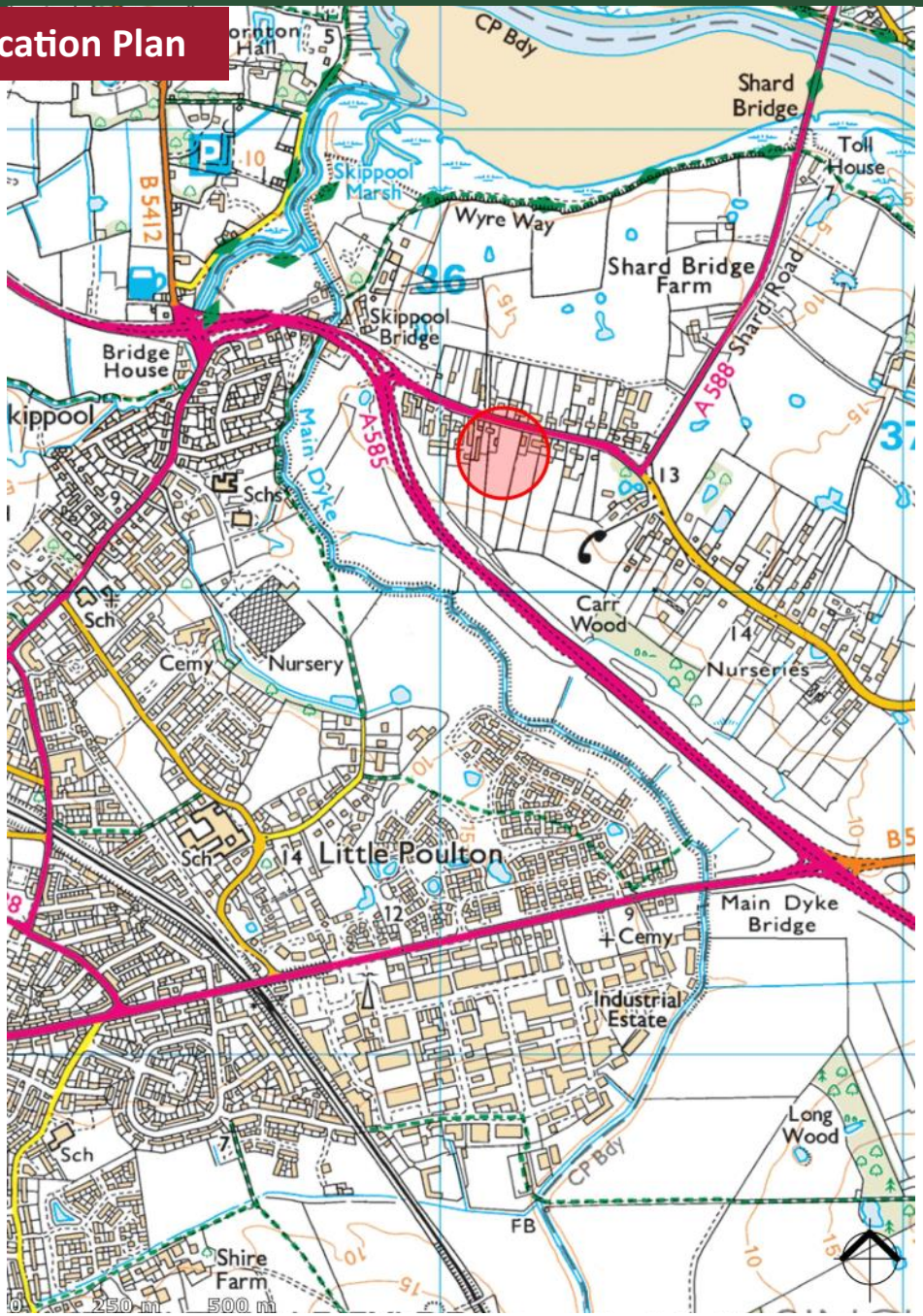
O.I.E.O. £600,000



Armitstead Barnett

Land off Mains Lane, Poulton-le-Fylde FY6 7LB

Location Plan



Residential Development Land off Mains Lane, Poulton-le-Fylde FY6 7LB

Offers in excess of £600,000

- Permission in principle granted for between 5 and 9 dwellings.
- Sought after Mains Lane location.
- Overall Plot extending to 1.21 **Acres** (0.49 Hectares) OTA.
- Excellent and easy access to road networks.
- For sale as a whole.
- Offers sought on an unconditional basis.





A superb opportunity to purchase a residential development plot with **permission in principle** already granted for the erection of between 5 and 9 dwellings on land off Mains Lane within the sought-after Poulton-le-Fylde suburb.

Location

The site is situated at the western end of Mains Lane (A588) and gives excellent access onto Garstang New Road (A585 Skippool to Windy harbour By-pass) but also easy access to Poulton-le-Fylde which has a wide range of amenities. The site is within easy access to the major arterial roads to the M55 and beyond. Development plots of this nature and size rarely come to the market providing an ideal opportunity for a small to medium bespoke house builder and developer to build their own properties within a desirable sought-after location.

Description

The site extends to a gross area of approximately **1.21 Acres** (0.49 Hectares) OTA, the site is predominantly level land and immediately affronts Mains Lane (A588) Valid consent is Fylde Borough Council's Planning Portal reference **25/0456**

The Permission in Principle allows the purchaser to submit a Stage 2 Technical Details Consent to design their own houses and development. With a minimum of five dwellings and a maximum of nine dwellings on site. The indicative drawings and illustrative plans show how the site could be developed. The planning consultants have undertaken a detailed drainage design and pre-app with UU and confirmed that rights for drainage are available

Technical Information – Data room of information including all technical reports is available here https://www.dropbox.com/scl/fo/lj7gqid1ddhkgg1d64w76/AGwCvLAYP7cBGltllqDKu8k?rlkey=op3bhsgdxq10t2d0ykgrlh7n9&st=k5ifapgl&dl=0 Password/registration required, please contact Sales Agents.

Planning information

For further information relating to planning permission and site history, please contact **LTP Land and Development** –email: laurie@lanetownplanning.co.uk

Five Plot potential layout



Nine Plot potential layout



Indicative plans only

General Remarks

Services: We confirm that there are currently no services connected on site. Potential purchasers would need to make their own investigations on provision of services including foul drainage prior to exchange of contracts. A full suite of services are available within the locality.

Access: Directly off Main Lane, Please see the planning consent and designs. For the avoidance of doubt, the vendor will be retaining a full unrestricted right of access to the rear land as shown on the indicative plans.. The right of access will be to a fully adoptable highways standard. The purchaser will be granted rights the south to the ditch outfall with a pre-application consultation on the detailed design have been approved by UU.

Planning: All planning documents can be found on Fylde Borough Council's Planning Portal with the planning reference: **25/0456**.

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / AONB : The property is not contained within a conservation or an AONB.

Easement, and Wayleaves or Rights of Way : We are not aware of any easement, wayleaves or rights of way currently affecting the subject property.

Footpaths / Bridleways : We understand that there are no footpaths or bridleways affecting the property

Flooding : The property sits within a Flood Zone 1. We are not aware of any flooding events within the last 5 years.

Unimplemented Planning Consents : None.

Planning Consents affecting the property : None other than Permission in Principle .

Coal field / mining area : Not applicable.

Communications : Mobile signal for the majority of providers is available within the area.

Local Authority: Fylde Borough Council (https://new.fylde.gov.uk/)

Title & Tenure: The property is offered for sale Freehold under Title LAN218187. Please note the site only forms part of the landholding. Vacant possession will be granted upon completion

Boundary responsibilities: The purchaser will be responsible for the erection of a suitable stock proof and boundary fence along the southern border within 1 month of completion.

Viewings: For parties wishing to walk the land arrangements should be made prior and strictly by appointment with the Agents as there will be livestock within the fields. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed

Photos, Plans and Measurements: The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

What3words Location : angel.domain.intervene

VAT : The purchase price will not be subject to VAT.

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Specific Enquiries: Richard Furnival: email Richard@abarnett.co.uk, tel 07967647378

Costs: Each party will bear their own legal costs

SUBJECT TO CONTRACT



North Lancashire
Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria
Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

Armitstead Barnett

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.