

Residential Development Opportunity | For Sale

(Outline planning permission for up to 330 homes)

CBRE

Land Off Blackpool Road, Poulton-le-Fylde

Land Off
Blackpool Road,
Poulton-le-Fylde

Site area — Circa 31.48 acres (12.74 ha)



Description

The Blackpool Road opportunity extends to 31.48 Acres (12.74 Hectares) and is located 0.88 miles (as the crow flies) north-west of the desirable Market Town of Poulton-le-Fylde and 2.53 miles (as the crow flies) north-east of Blackpool Town Centre.

The site benefits from outline planning permission for the delivery of up to 330 residential units (ref. APP/U2370/W/21/3278191).

The property comprises of vacant greenfield land which is generally flat in nature. The opportunity is bound by residential accommodation across from Blackpool Road to the north with vacant greenfield land to the east. Further residential accommodation is located across railway tracks on the southerly boundary with additional residential accommodation across Blackpool Road on the western boundary. The site can be accessed via Blackpool Road to the west and north.



INDICATIVE BOUNDARY



Land Off Blackpool Road

Poulton-le-Fylde

Location

The Land Off Blackpool Road development opportunity is situated 0.88 miles north-west of Poulton-le-Fylde Town Centre and falls within the administrative boundary of Wyre Borough Council in Lancashire Upper Tier Local Authority.

Poulton-le-Fylde is one of the most sought-after residential locations on the Fylde, due to its high performing schools, quiet residential location and its proximity to the Royal Lytham & St Annes Golf Club. The site is well connected by the M55 (7.8 miles), the M55 (15.6 miles) and the West Coast Main Line.

The site benefits from a wealth of amenities due to its proximity to Poulton-le-Fylde Town Centre, which has a substantial retail offering including the Teanlowe Shopping Centre, restaurants, bars, and leisure facilities. There are several schools in the surrounding area, including Moor Park Primary School (1.2 miles), Highfurlong School (0.61 miles) and The Blackpool Sixth Form College (0.51 miles) all of which have an OFSTED rating of at least 'good'.

Blackpool is host to a plethora of significant regeneration schemes, namely, the £300m world-class leisure development on the Central Railway Station area. On the 2nd of August, £63m was tendered from the second round Levelling Up Fund, to assist in three projects; the Multiversity (£65m), Four-star Hotel (£26m) and improvements to the Town Centre access (£17.1m). Blackpool council have an ambitious £1bn+ regeneration programme for the Town.



Planning

Outline planning permission with all matters reserved was granted at appeal (**ref. APP/U2370/W/21/3278191**) in June 2022 for the erection of up to 330 dwellings and associated infrastructure. A S106 agreement is in place for contributions to the public right of way, travel plan, the Poulton Highway Mitigation Strategy, the Fleetwood Road traffic calming scheme, public transport works, education and medical healthcare. A unilateral undertaking has also been submitted for affordable housing, the maintenance, monitoring and phasing of the open space, and the ecological enhancement area.

Part of the eastern site boundary adjoins a site allocated for housing; the southern boundary abuts a Biological Heritage Site; some boundary hedgerows and trees are subject to a Tree Preservation Order; and a Public Right of Way extends across the southern part of the site.

The site is not held within a greenbelt area. The site was adopted on the 28/02/2019 part of the SP1, Wyre Settlement Boundary.

Disposal Process

The opportunity is to be sold on a freehold basis with vacant possession. Offers will be considered on a conditional and unconditional basis by all parties.

Bid proposals should include the following information:

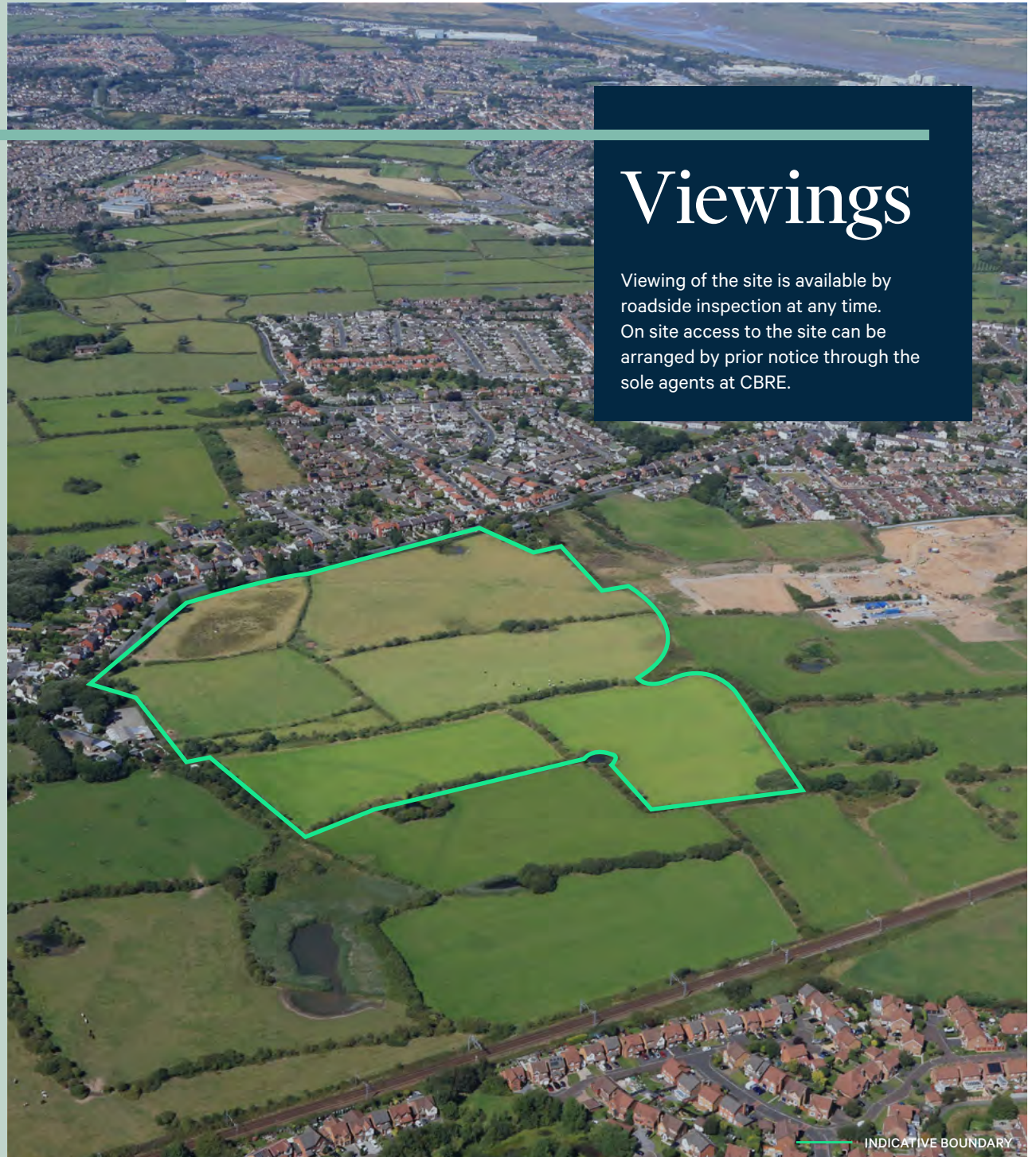
- Full purchaser details of purchasing entity
- Price offered including deposit payable and payment profile
- Proposed timescales for exchange and completion of contracts.
- Purchase conditionality

Note the selected purchaser will need to be verified for anti-money laundering regulations.

Please contact the sole agents for all enquiries.

Viewings

Viewing of the site is available by roadside inspection at any time. On site access to the site can be arranged by prior notice through the sole agents at CBRE.



INDICATIVE BOUNDARY

Further Information

For further technical information regarding the site opportunity please contact the sole agents at CBRE.

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