



HEELEY ROAD/ST DAVID'S ROAD NORTH | LYTHAM ST ANNES |  
LANCS | FY8 2HR



1.15 acres, or thereabouts (0.587 Ha)



**FREEHOLD DEVELOPMENT OPPORTUNITY  
SUITABLE FOR A RESIDENTIAL SCHEME (stp)**

\*Edge of Lytham St Annes town centre\*

\*Close to Clifton Drive (A584)\*

\*10 mins drive to Blackpool town centre\*

\*Pleasant well established residential area\*

\*Close to Lytham & St Annes Golf Club and Lytham Tennis Club\*

**FOR SALE**

## DESCRIPTION

The site is 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.

A built-up access road runs through the centre of the site and terminates as a cul de sac at the site rear where there is a single-track railway. There is a small waist height boundary wall at the site frontage and boundary fences to the remaining site boundaries. On one section of the site is Lytham Substation which is outside the ownership of the site.

The site includes a two-storey former Co-Operative store which is in an uninhabitable condition.

## LOCATION

The site is located along Heeley Road at its junction with St David's Road North in the established Lytham St Annes district and very close to the town centre.

The area is well populated with residential uses interspersed with some retail, commercial and leisure uses, and the site lies very close to Clifton Drive (A584) the main arterial coastal route linking Lytham St Annes with nearby Blackpool, which is approx. 10 mins drive time.

## SITE AREA

It is estimated that the site extends to 1.15 acres, or thereabouts.

A Site Plan is attached showing the extent edged red (subject to verification)

## SERVICES

We understand that all mains service connections are available to the site.

## PLANNING

The site is considered suitable for a residential development scheme, subject to appropriate consents.

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. 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.

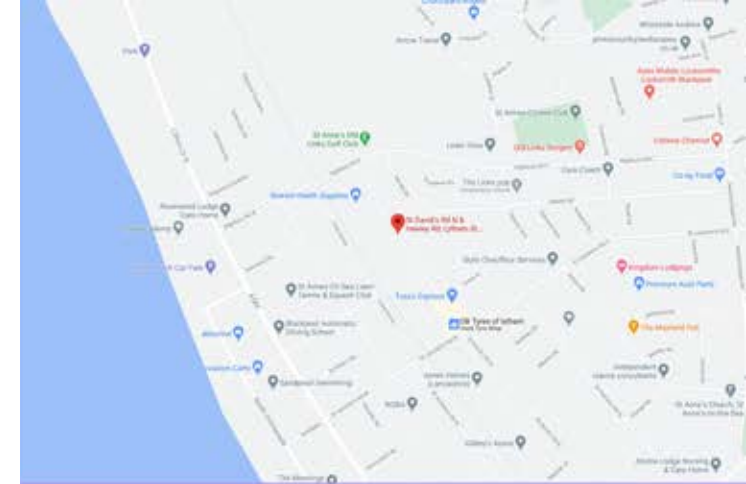
Interested parties are to rely on their own planning enquiries.

## PRICE

On application.

## VIEWING

Whilst the site can be viewed at any time we would ask that interested parties do not access without a prior appointment with Haughton Warburton: 0161 839 0080.



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