

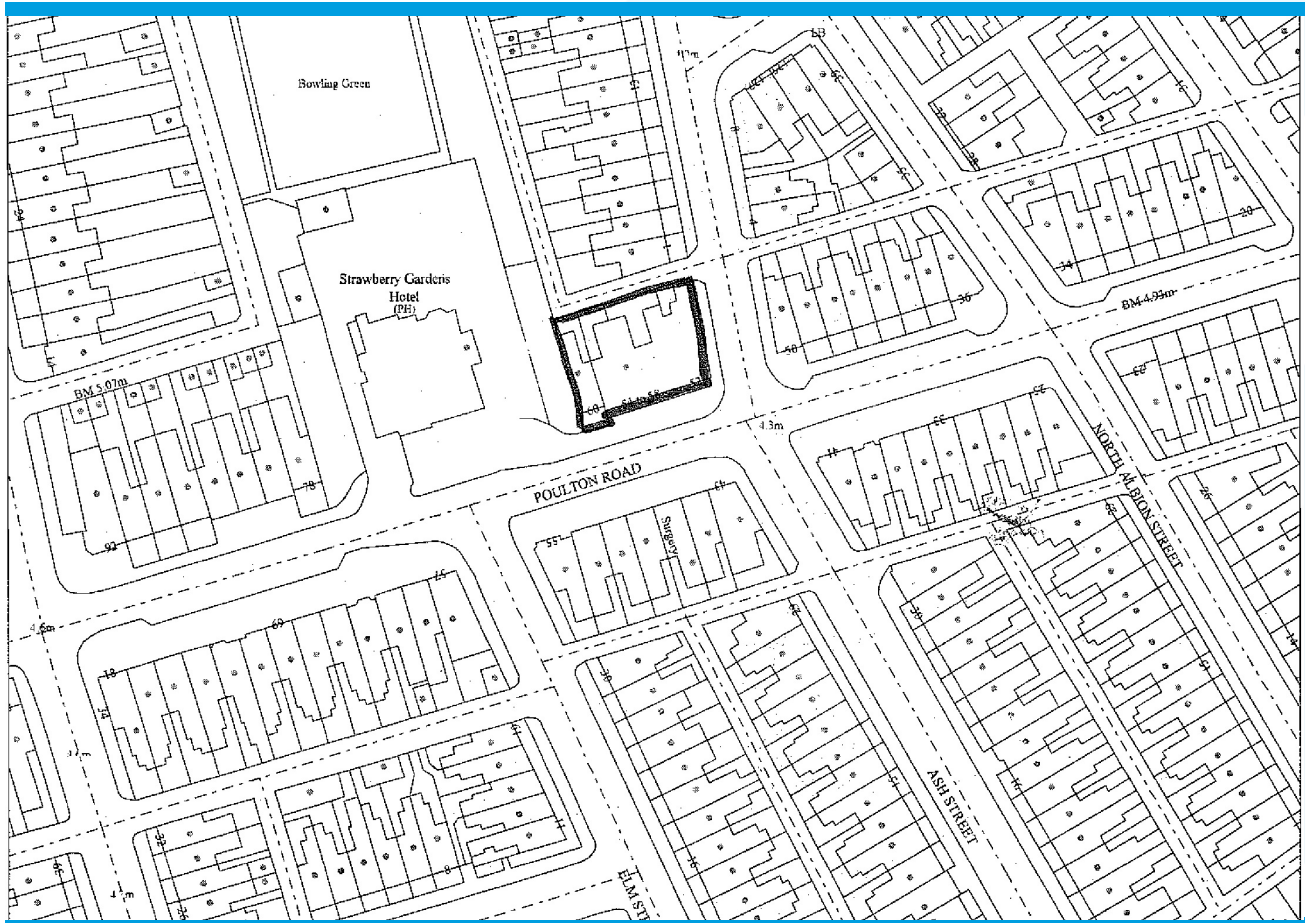
FOR SALE

RESIDENTIAL DEVELOPMENT LAND
52-60 POULTON ROAD
FLEETWOOD
FY7 6TF

- RESIDENTIAL DEVELOPMENT LAND
- LOCATED ON THE CORNER OF POULTON STREET AND MILTON STREET, FLEETWOOD
- PLANNING PERMISSION PREVIOUSLY GRANTED FOR THE ERECTION OF 9 no. FLATS
- SITE AREA APPROX. 4,950 SQ FT
- MAY SUIT OTHER USES STPP

ASKING PRICE: £129,000

REDUCED



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

52-60 POULTON ROAD, FLEETWOOD

LOCATION

The land is located on the corner of Poulton Road and Milton Road in Fleetwood. Poulton Road is a main arterial route in Fleetwood.

The road comprises parades of shops and flats with the surrounding areas comprising of dense residential locations.

DESCRIPTION

This development plot located on Poulton Road, Fleetwood had planning permission granted in 2007 for the erection of 9 flats.

Planning ref: 07/01107/FUL. Application for planning permission and conservation area consent for demolition of existing building and erection of 9 No. flats.

Interested Parties should make their own enquiries into the future development potential of the land.

The site measures approximately 4,950 SQ FT or 0.11 acres.

All interest is invited and enquiries are invited.

External viewings are available.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

VIEWINGS

External viewings are available, prior appointment is not required and interested parties are welcome to view the land (at their own risk).

For all enquiries, please contact Duxburys Commercial on 01253 316919 Option 1 or email:

adam@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

