

BANKS

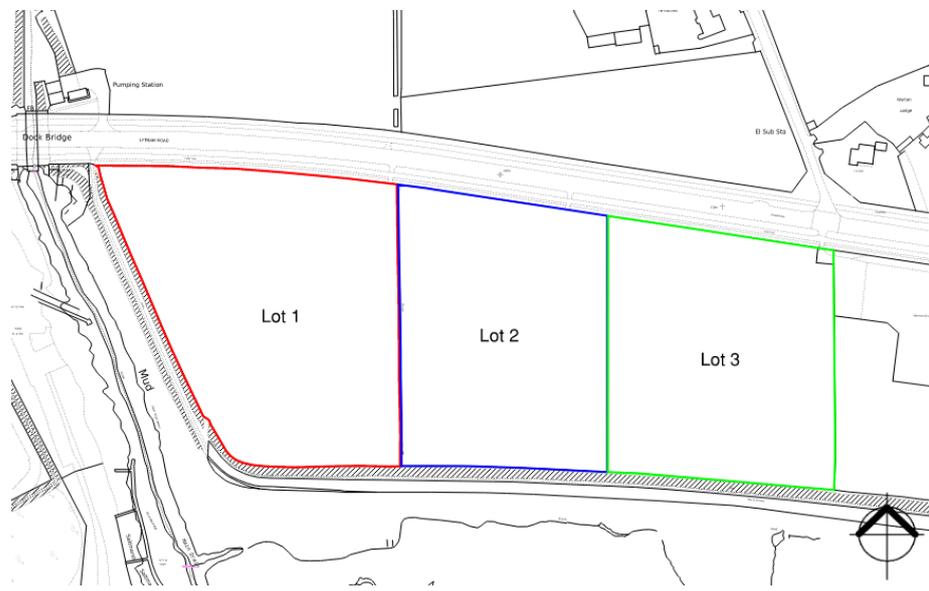
Chartered Surveyors

Agricultural | Residential | Commercial

Land off Lytham Road, Lytham

For Sale by Private Treaty

Guide Price: £400,000



An excellent opportunity to acquire land extending to circa 15.93 acres or thereabouts with full planning permission for 3x stable blocks available as a whole or in 3 lots. The Subject Property is located east of the the highly desirable town of Lytham. The property also benefits from excellent transport links by way of the local road network.

Location

The land is situated on the periphery of the coastal town of Lytham St Annes, known for its picturesque scenery, charm and excellent amenities. The land itself is located south of Lytham Road (A584), which becomes Preston Road when crossing over the main drain at Dock Bridge.

Description

The site extends to approximately 15.93 acres in total but is fenced into three separate plots with three separate means of access.

- Lot 1 - 6.13 acre plot with full planning permission for the erection of a stable block. Guide: £150,000
- Lot 2 - 4.90 acre plot with full planning permission for the erection of a stable block. Guide: £125,000
- Lot 3 - 4.90 acre plot with full planning permission for the erection of a stable block. Guide: £125,000

The land is designated as Grade 2 on the Agricultural Land Classification Map for England and Wales. Due to the lands location, there may be the prospect of future development potential, subject to the necessary planning consents.

Method of Sale

The land is offered for sale by private treaty, subject to contract.

Tenure

The property is offered freehold with vacant possession. There are various access rights reserved and a restrictive covenant from a previous conveyance over the land. Further information can be provided on enquiry.

Services

Interested parties should make their own enquiries into the provision of services. Lot 3 has the benefit of a mains water connection.

Basic Payment Scheme

There are no Basic Payment Scheme entitlements included in the sale.

Planning

Planning permission has been granted under planning reference 20/0608 for the erection of 3x stable blocks. All planning details can be found on the Fylde Borough Council planning portal under the above reference.

Local Authority

The property lies within the administrative district of Fylde Borough Council, The Town Hall, Lytham Saint Annes, FY8 1LW.

Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or agent offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: luke@banks-surveyors.co.uk

BANKS

Chartered Surveyors

Agricultural | Residential | Commercial

www.banks-surveyors.co.uk

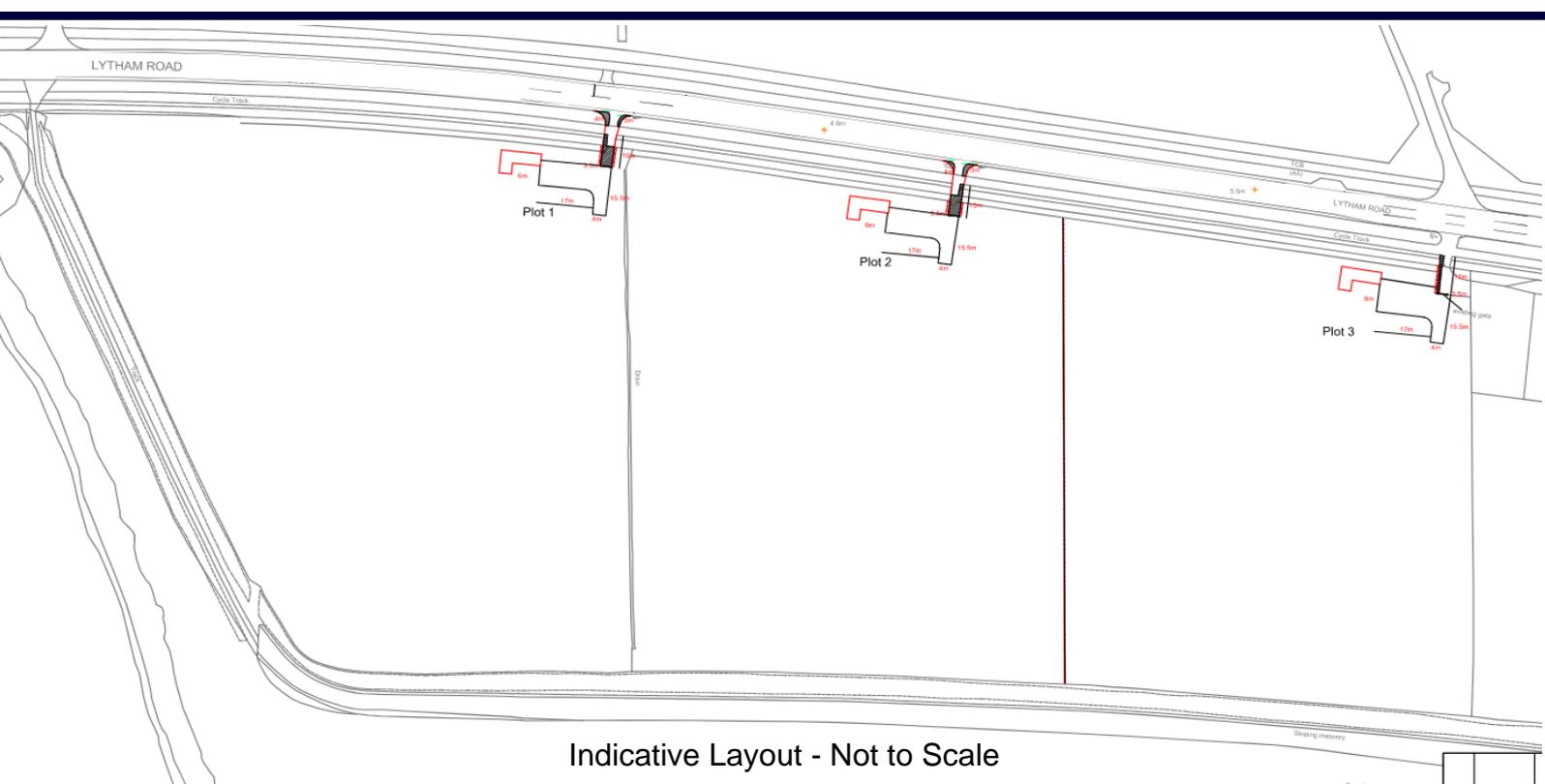


BanksCharteredSurveyors



07857 877925





Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

Banks Chartered Surveyors for themselves and for the vendors or lessors of this property whos agent they are, give notice that:

- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- [b] Any electrical or other appliances on 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;
- [c] No person in the employment of Banks Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.
- [d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

BANKS

Chartered Surveyors

Agricultural | Residential | Commercial

www.banks-surveyors.co.uk



BanksCharteredSurveyors



07857 877925

