

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR
SALE**



RESIDENTIAL DEVELOPMENT LAND

0.12 hectares (0.3 acres)

**Former Clinic
Princess Avenue
Poulton le Fylde
FY6 8HG**

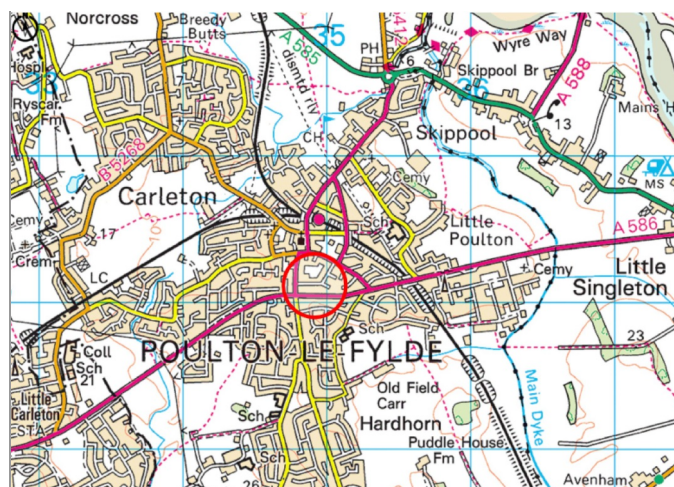
- Established residential area less than 200 metres from Poulton le Fylde town centre
- An excellent range of amenities and transport links
- Benefits from outline planning permission for 6 residential dwellings
- Alternative uses (S.T.P.)

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 Castle Chambers E | lancaster@eckersleyproperty.co.uk
 China Street
 Lancaster
 LA1 1EX

eckersley
 incorporating **Irvine Taylor**



Location

The site is located on Princess Avenue close to its junction with Hardhorn Road (A583) approximately 200 metres to the south of Poulton le Fylde town centre. The site lies immediately south of St Chad's C of E Primary School being within a primarily residential area.

Poulton le Fylde is a sought after Fylde Coast Market Town offering an excellent range of shopping and leisure facilities in addition to excellent public transport links including Poulton le Fylde railway station which connects with Blackpool to the west and Preston to the east.

Description

The site is presently a local health centre which is relocating imminently with ancillary car parking. The clinic building is a single-storey pre-fabricated structure extending to a gross internal floor area of approximately 400 m² (4,306 ft²) on a site area of approximately 0.12 Hectares (0.3 acres).

Services

It is understood that all mains services are available and connected to the clinic, however, interested parties are advised to make their own enquiries to satisfy themselves in the regard in particular with relation to capacities.

Rating Assessment

The premises have a rateable value of £3,450.

Interested parties should, however, make their own separate enquiries of the Wyre Borough council rating department.

Planning

The site has the benefit of an outline planning permission for the development of 6 dwellings with associated car parking and landscaping. Planning permission was granted on the 2 September 2020, reference 20/00595/OUT.

The site may suit alternative uses subject to securing planning permission.

Interested parties are invited to make their own separate planning related enquiries via the local planning authority, Wyre Borough Council.

Tenure

Freehold with the benefit of vacant possession.

Technical Information

In the first instance, interested parties are requested to formally register with Eckersley who will thereafter be able to provide the electronic link to download the further information available. The further information available includes the following:

1. Decision Notice
2. Site Plan
3. Illustrative Layout
4. Design & Access Statement
5. Drainage strategy
6. Biodiversity report
7. Title Information

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Method of Sale

Offers are invited for the freehold interest either on conditional or unconditional terms.

Presently, it is the intention to sell the site by way of private treaty, however, subject to the level of interest, this may be reviewed.

If offers are received on a conditional basis, to assist with analysing offers we would request that proposals identifying any abnormal development costs which have been taken in to account and any further costs that may subsequently require adjustment from the offer.

VAT

We understand that the purchase price will NOT be subject to VAT.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Overage and Clawback Provisions

Standard NHS overage and clawback provisions apply to this sale with further information available upon request. Consideration may be given to a sale without this condition.

Enquiries

Strictly no approaches to be made direct to the clinic and only via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk