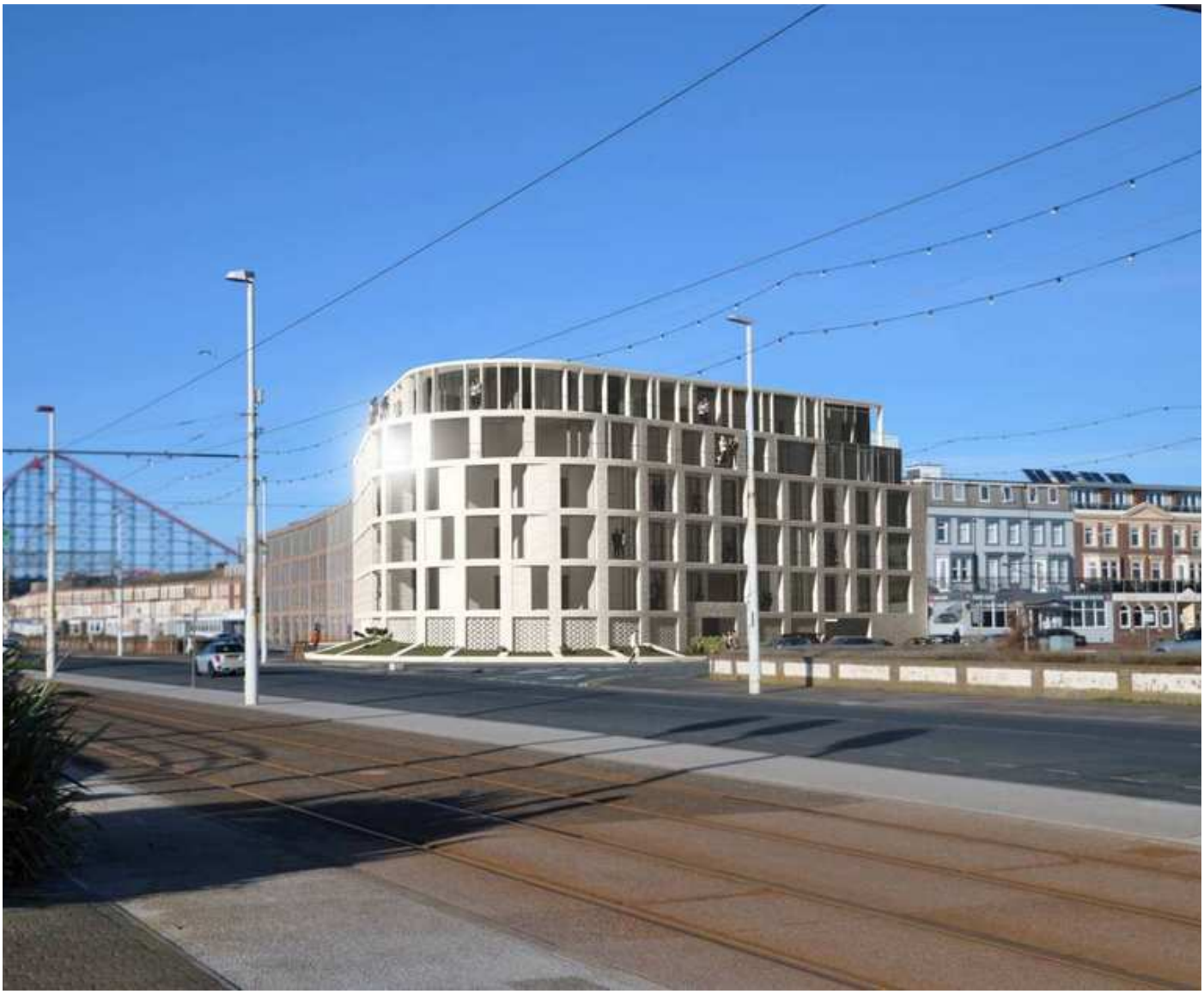
New South Promenade

South Development Site, Blackpool, FY4

For Sale



Sea Front Development Site with Planning

Outline planning approval for 40 apartments in a part 4, 5 & 6 storey building (Ref: 22/0168)

Prominent corner of New South Promenade & Harrowside West - 1, 2 & 3 bedroom units with 45 parking spaces

£699,950	£800,000	33,368 sq ft	40
Guide Price	Previously	Gross Internal Area	Apartments

Prime sea front location · Between the Hampton by Hilton hotel and The Solaris Centre gardens · Price exclusive

New South Promenade

South Development Site, Blackpool, FY4

For Sale

Summary

- Development site with **outline planning approval for 40 apartments**, set over up to six storeys.
- Prime sea front location - prominent corner fronting Blackpool Promenade and Harrowside West.
- Planning reference **22/0168** (Blackpool Council).
- Gross internal floor area **33,368 sq ft**.
- Range of 1, 2 & 3 bedroom accommodation, with **45 car parking spaces**.
- Price reduced from £800,000 to **£699,950** exclusive.

Description

Fully comprehensive outline planning approval with a very favourable Section 106 agreement in place.

Permission granted for the erection of a part 4, 5 & 6 storey building comprising 40 self-contained apartments with associated cycle/waste storage, and provision of 45 car parking spaces with access from Harrowside West, following demolition of the existing hotel (outline application for access, appearance, layout and scale).

A rare opportunity in a prime location on New South Promenade, within easy reach of Blackpool's tourist attractions, the town centre, Lytham St Annes and wider areas. Further information is available at www.newsouthpromenade.co.uk.

Location

The site occupies a prime sea front position on the corner of New South Promenade and Harrowside West, positioned between the Hampton by Hilton hotel and The Solaris Centre gardens. It is within walking distance of the Pleasure Beach, Sandcastle Water Park and South Pier, and close to both a tram and bus stop.

Local shops, amenities, supermarkets and the town centre are easily reached, and Squires Gate Lane gives access towards the M55 / M6 motorway and the neighbouring towns of Lytham St Annes and Thornton Cleveleys.

Proposal

Offers invited at **£699,950** exclusive (reduced from £800,000).

Planning

Planning reference 22/0168 - details via the Blackpool Council planning website. All planning enquiries should be made directly to the local planning authority.

Anti-Money Laundering

AML checks will be required. Two forms of identification and proof of funding will be required from the successful purchaser.

Viewing

The site can be inspected externally without an appointment.





Proposed Scheme - Visuals

Computer generated images of the consented scheme: a part 4, 5 & 6 storey building of 40 apartments on the corner of New South Promenade and Harrowside West.

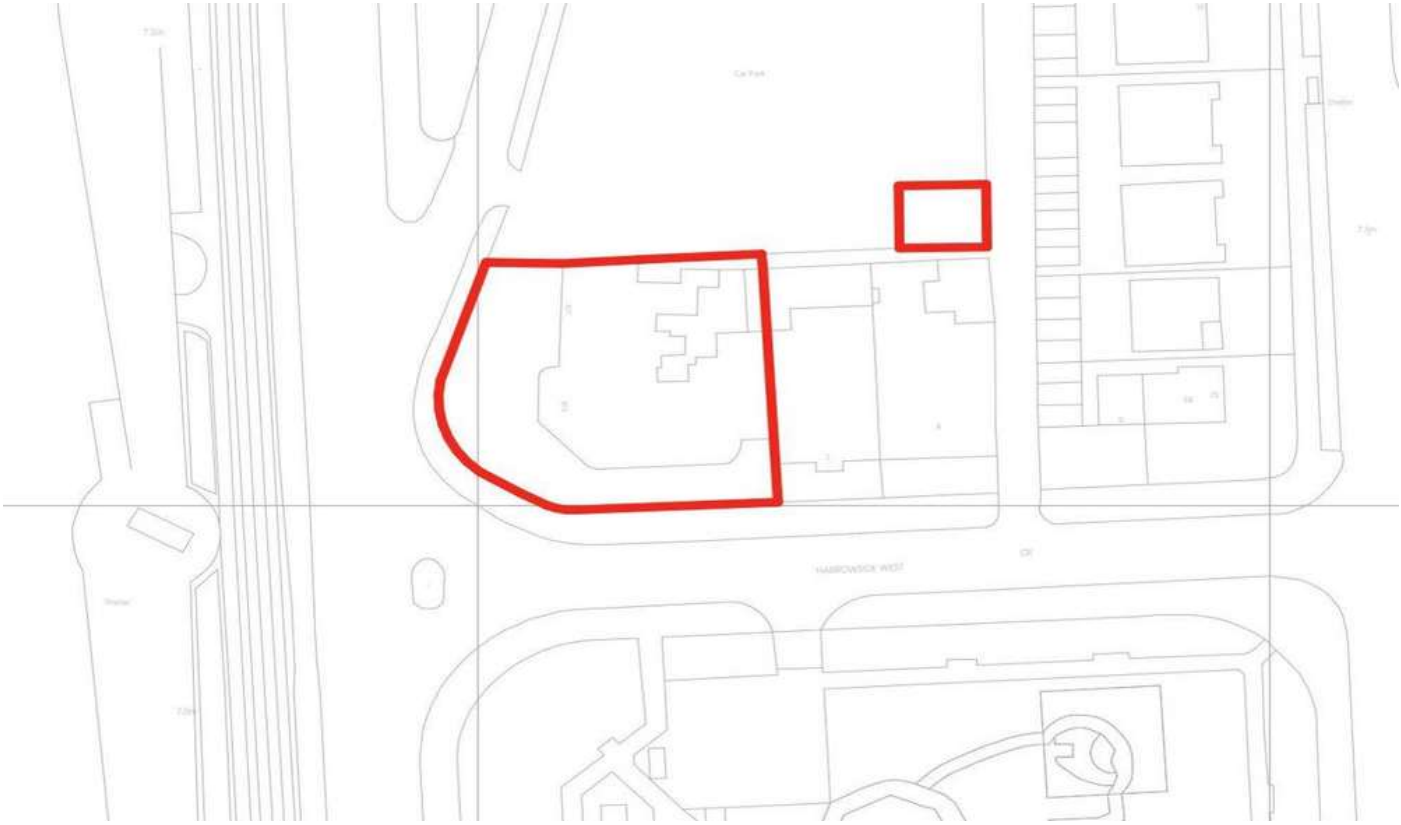






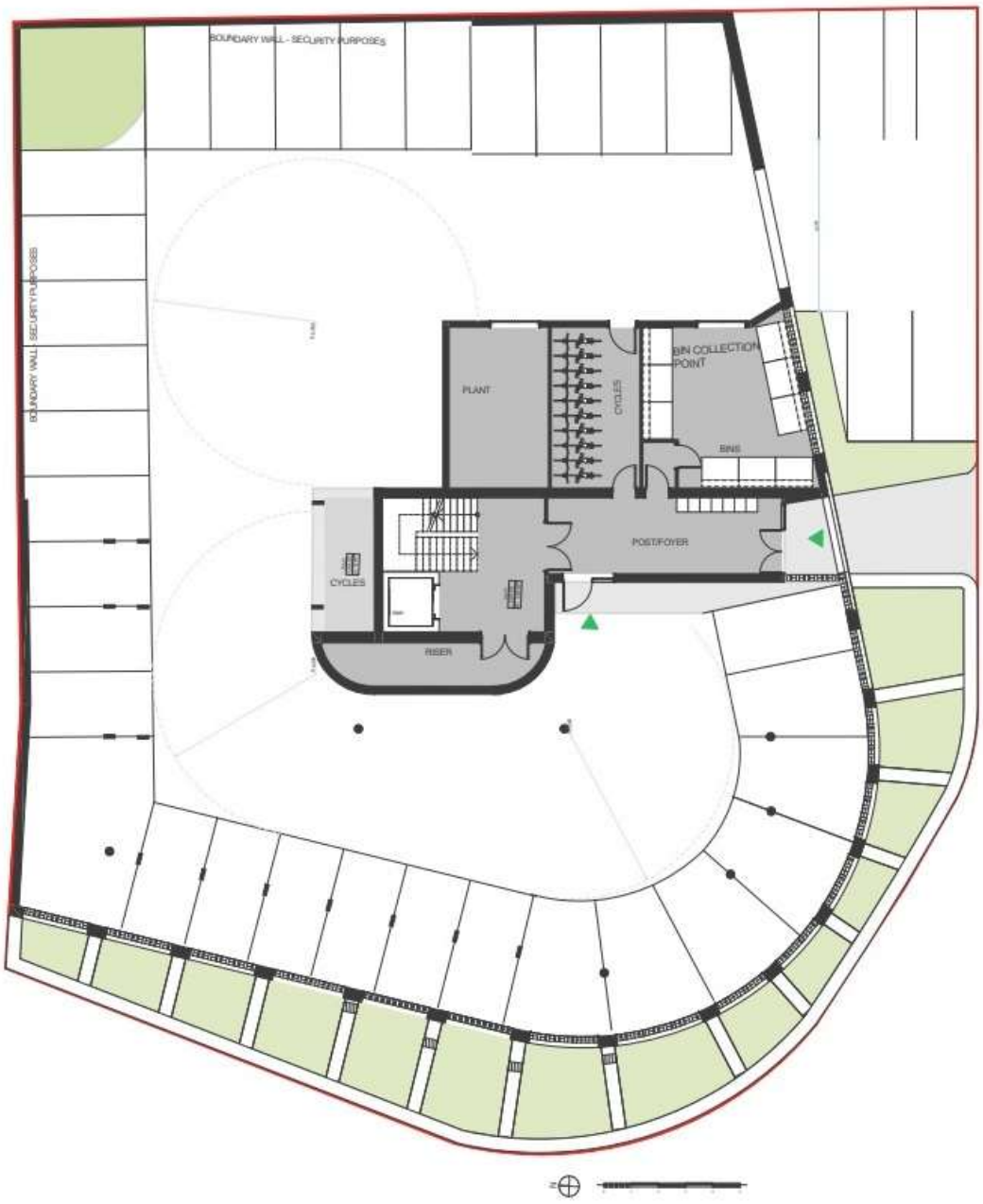
Location Plan

The site is shown edged red, on the corner of New South Promenade and Harrowside West, Blackpool FY4 1NJ.



Location plan, for identification purposes only. Not to scale.

Ground Floor & Parking



Proposed floor plan, for identification purposes only. Not to scale.

First Floor



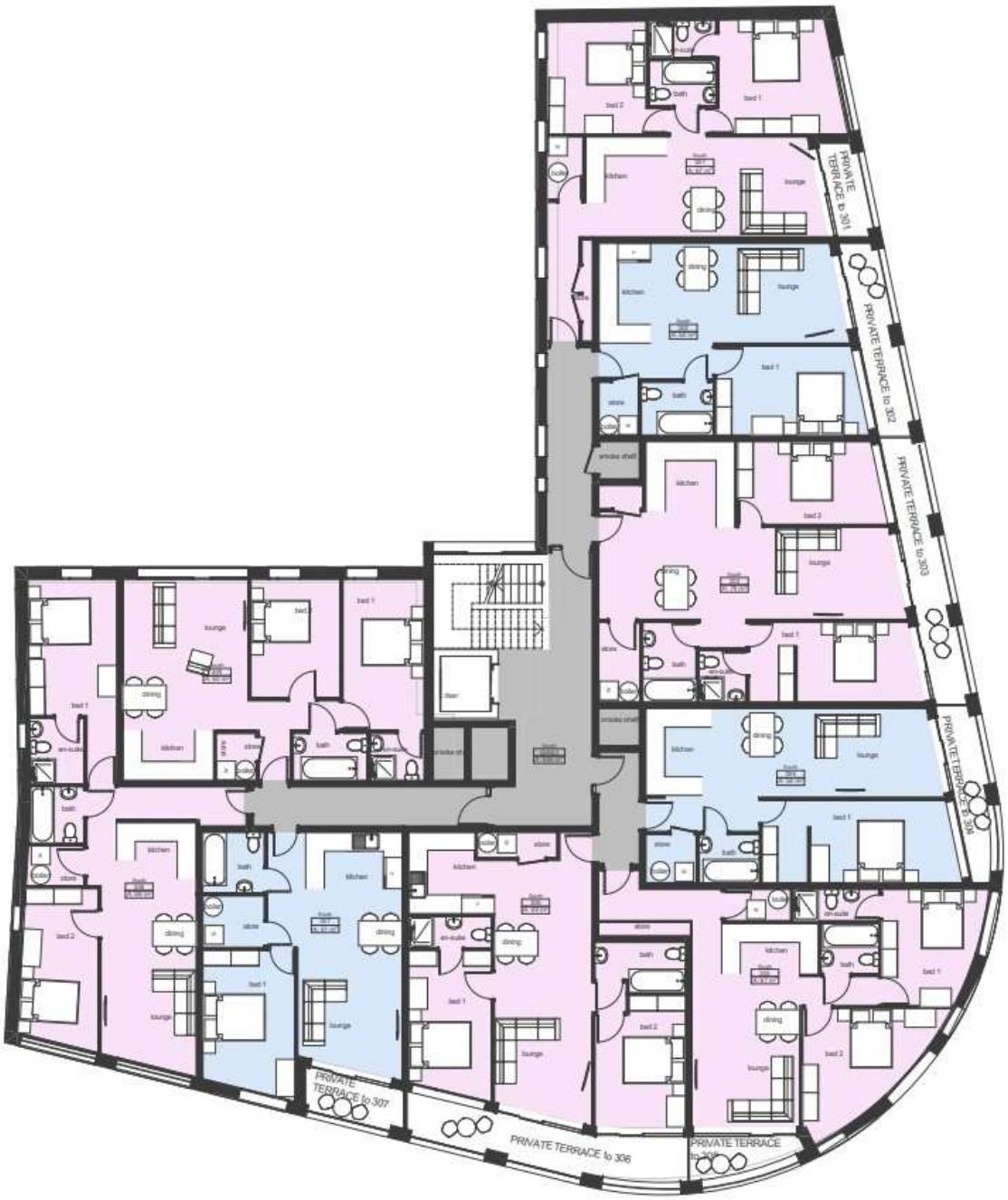
Proposed floor plan, for identification purposes only. Not to scale.

Second Floor



Proposed floor plan, for identification purposes only. Not to scale.

Third Floor



Proposed floor plan, for identification purposes only. Not to scale.

Fourth Floor



Proposed floor plan, for identification purposes only. Not to scale.

Fifth Floor

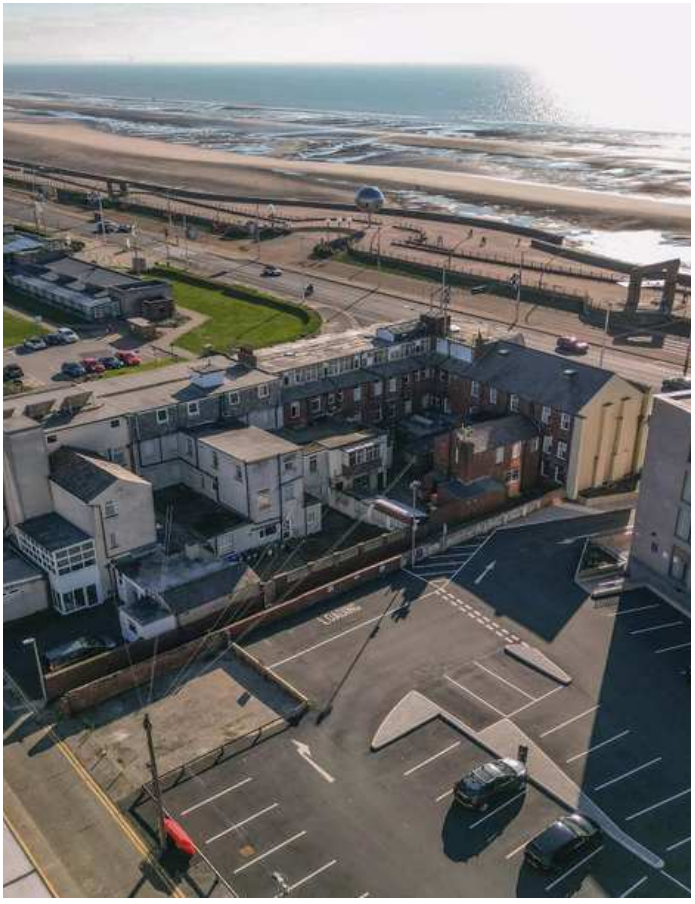


Proposed floor plan, for identification purposes only. Not to scale.

Aerial Views









Important Notice

Particulars are for general guidance only and do not form part of a contract. Descriptions, dimensions, and other details are given in good faith but without responsibility; intending purchasers must satisfy themselves by inspection or otherwise. No person has authority to make or give any representation or warranty in relation to the property. It is the responsibility of purchasers to make all relevant planning enquiries; all planning enquiries should be made directly to the local planning authority. All information is subject to contract and subject to verification by interested parties.

