

PL505 / RPB02024

Development Opportunity

Circa 7.00 Acres (2.90ha) Freehold Land with Potential for Residential Development

(Off Stricklands Lane)

Stalmine

Poulton-Le-Fylde

FY6 0LL



Price: Offers Invited

Viewing: During any reasonable daylight hour whilst accompanied by a set of these descriptive sales particulars

The land has been identified within the Wyre Council New Local development plan as being potentially suitable for residential development and comprises a ring fenced parcel extending according to ordnance survey, to 7.169 acres (2.901ha) or thereabouts, located abutting the A588 Stricklands Lane in the County Parish of Stalmine-with-Staynall.

Offers are sought for either an immediate unconditional outright sale of the land or alternatively on a usual conditional "Option Agreement" basis subject to payment of a non returnable option fee (*fee and term negotiable*) and payment of the vendor's reasonable legal fees related to the transaction.

- Services:** All mains services available subject to application by the purchaser.
Tenure: Freehold with vacant possession upon completion.
Solicitors: Napthens LLP, Darwen House, Walker Business Park, Blackburn, Lancashire, BB1 2QE. Tel: 01254 266 411.
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

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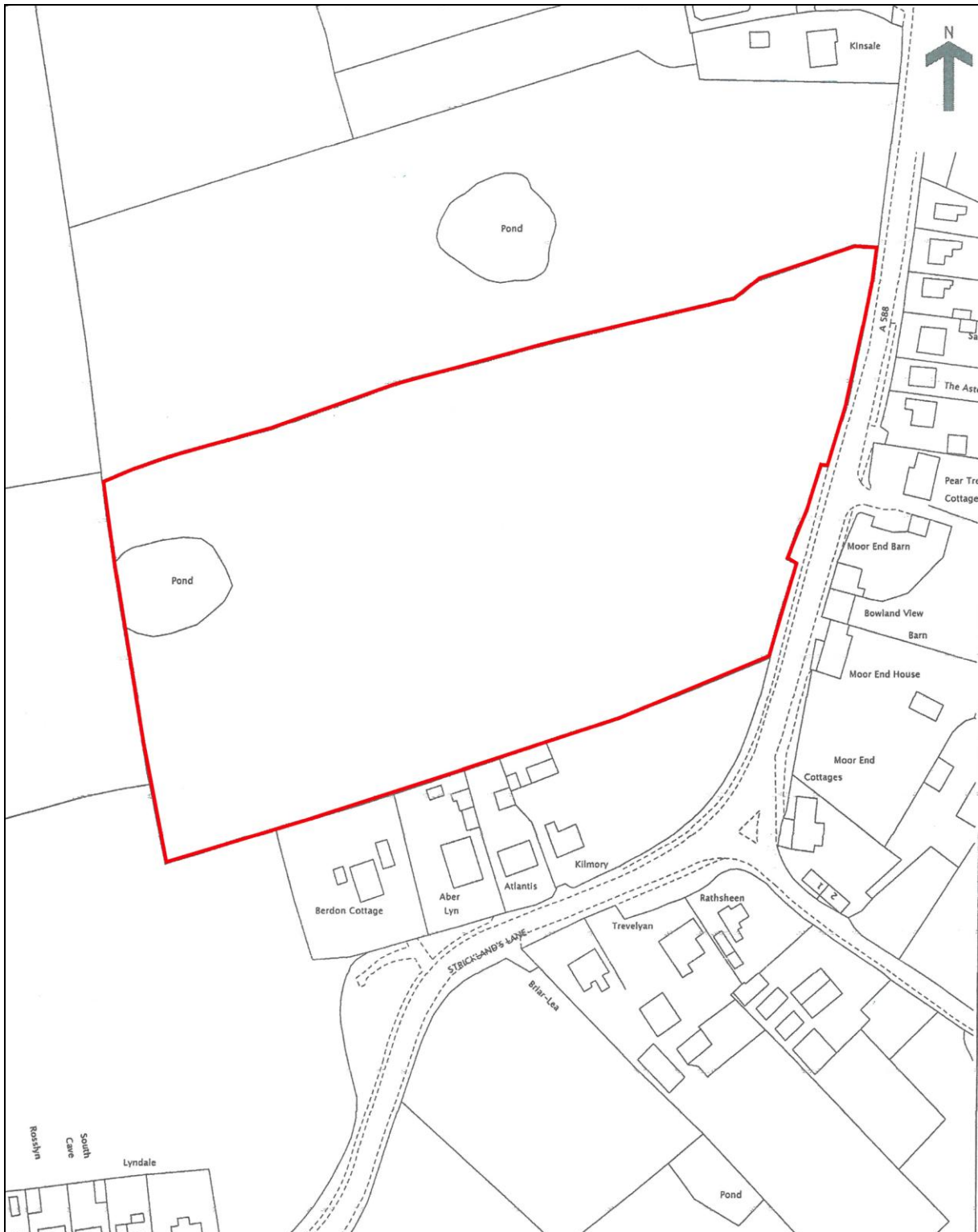
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VAT Reg. No. 636 2413 54



Boundary Plan



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

MISREPRESENTATION ACT 1967:

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