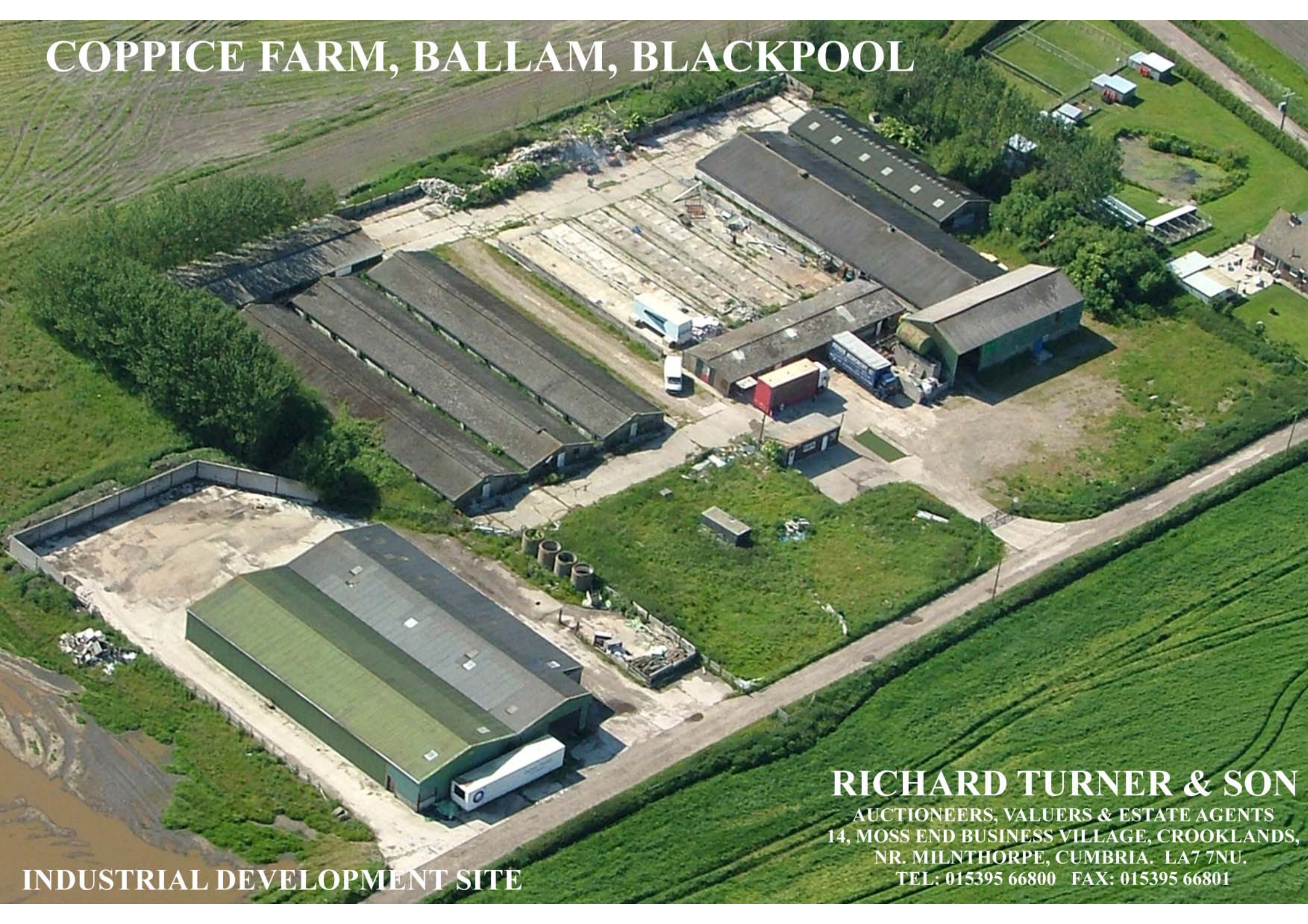


COPPICE FARM, BALLAM, BLACKPOOL



INDUSTRIAL DEVELOPMENT SITE

RICHARD TURNER & SON

AUCTIONEERS, VALUERS & ESTATE AGENTS
14, MOSS END BUSINESS VILLAGE, CROOKLANDS,
NR. MILNTHORPE, CUMBRIA. LA7 7NU.
TEL: 015395 66800 FAX: 015395 66801

COPPICE FARM, BALLAM, BLACKPOOL

LOCATION

The property is situated approximately ¼ mile to the west of the village of Higher Ballam, 2 miles to the north of Lytham St Annes and 3 miles south east of Blackpool. J4 of the M55 lies approximately 2 miles to the north.

DIRECTIONS

From J4 of the M55 take the A583 south towards Kirkham. At the roundabout go straight on and then take right turn followed by an immediate left turn at the traffic lights. Follow this road for approximately 1½ miles to a " T " junction and then turn right. After approximately 100 yards, turn right into Higher Ballam Village. Proceed through the village and the premises are situated on the left, after approximately ¼ mile.

PRICE

Offers invited in excess of £525,000 for the whole site. The vendors would be prepared to discuss division of the site and recommend that prospective purchasers contact the Agents to discuss their requirements.

SERVICES

The mains services to the site include 3 phase electricity and water

VIEWING

Strictly by appointment with the Selling Agents,
Richard Turner & Son, 45 Allhallows Lane, Kendal. Tel: 01539 723558.

THE SITE

The site extends in all to approximately 5.56 acres (2.25 hectares) including the area for landscaping. The planning permission however only extends to cover approximately 3.98 acres (1.61 hectares) as indicated red on the attached plan.

The areas coloured blue are also included in the sale but do not have planning permission, together with the area coloured green which is identified as the landscape area in the planning approval.

The premises were formerly used as a pig farm and potato store and there is a current HGV operator's licence for the site around building J. There are a range of both steel frame and block built as well as timber built buildings extending to approximately 3826 square metres (41,248 square feet) externally.

The planning approval grants permission for B1(c) and B8 uses and was granted on Appeal on the 10th May 2005. These uses include light industry, and associated warehousing and distribution. Further details can be obtained from Fylde Borough Council on 01253 658658.

The buildings on the property comprise (all measurements external)

- A Approximately 27.2 metres x 9.1 metres. Single storey steel portal frame with the walls being part block work and part timber space boarding.
- B Approximately 43.8 metres x 15.1 metres. Timber frame, single storey.
- C Approximately 22.8 metres x 9.1 metres. Two storey, timber frame with walls part block work and part corrugated sheeting.
- D Approximately 42 metres x 9.8 metres. Single storey, timber frame.
- E Approximately 42 metres x 9.8 metres. Single storey, timber frame.
- F Approximately 42 metres x 9.8 metres. Single storey, timber frame.
- G Approximately 26.7 metres x 10.4 metres. Single storey, timber frame.
- H Approximately 39.5 metres x 7.9 metres. Single storey, timber frame.
- J Approximately 31.5 metres x 26.8 metres plus 24.4 metres x 4.6 metres. Twin span, two storey steel portal frame. Eaves height approximately 3.6 metres.

In addition to the above there are extensive areas of concrete aprons and hardstanding

PLANNING

Permission was granted in two joint decisions by an Inspector on the 10th May 2005 for B1(c) and B8 uses on the site. The permission covers the areas edged red on the attached plans. The area edged blue is included within the sale but was not included in the planning application. The area edged green is included in the sale for landscaping. The permission is subject to certain Conditions which include

1. Development to commence prior to the 10th May 2010.
2. Details of external roofing and cladding to be agreed with the Local Planning Authority prior to commencement of development.
3. An insulation/sound proofing scheme to be agreed and implemented prior to first occupation and retained thereafter.
4. No machinery operated, process carried out or deliveries taken outside the following times:- 0700 hours to 1800 hours Mondays to Fridays, 0800 hours to 1300 hours Saturdays and at no times on Sundays, Bank or Public Holidays.
5. No external storage.
6. A rear servicing/loading and off loading facility to be provided together with off street parking with provision for vehicles to enter and leave the site in a forward gear.
7. The approved landscaping scheme to be implemented and maintained for ten years.
8. A scheme for provision for nesting Barn Owls to be submitted and approved by the Local Planning Authority prior to development.
9. Provision of trapped gullies for surface water prior to discharge into watercourses, sewers etc.
10. Provision of a private treatment plant for foul drainage.
11. Scheme for off site improvements to West Moss Lane to be agreed and implemented prior to commencement of use.

Copies of the planning permissions, landscaping scheme and Barn Owl survey are available from the Selling Agents.

The vendors will retain access along the route marked X - Y on the plan at all times and for all purposes.

GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES

Fylde Borough Council – Tel. (01253) 658658

United Utilities (Water and Electricity). Thirlmere House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION:

The land is freehold and vacant possession will be given on completion or earlier by arrangement.

SPORTING AND MINERALS:

The sporting rights and minerals rights are included in the sale.

FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TIMBER AND WOOD:

All growing timber and fallen timber are included in the sale.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

FENCES & BOUNDARIES:

The Purchaser of each lot will be required to maintain in stockproof condition the fences marked with a "T" on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition. The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed and intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising there from, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

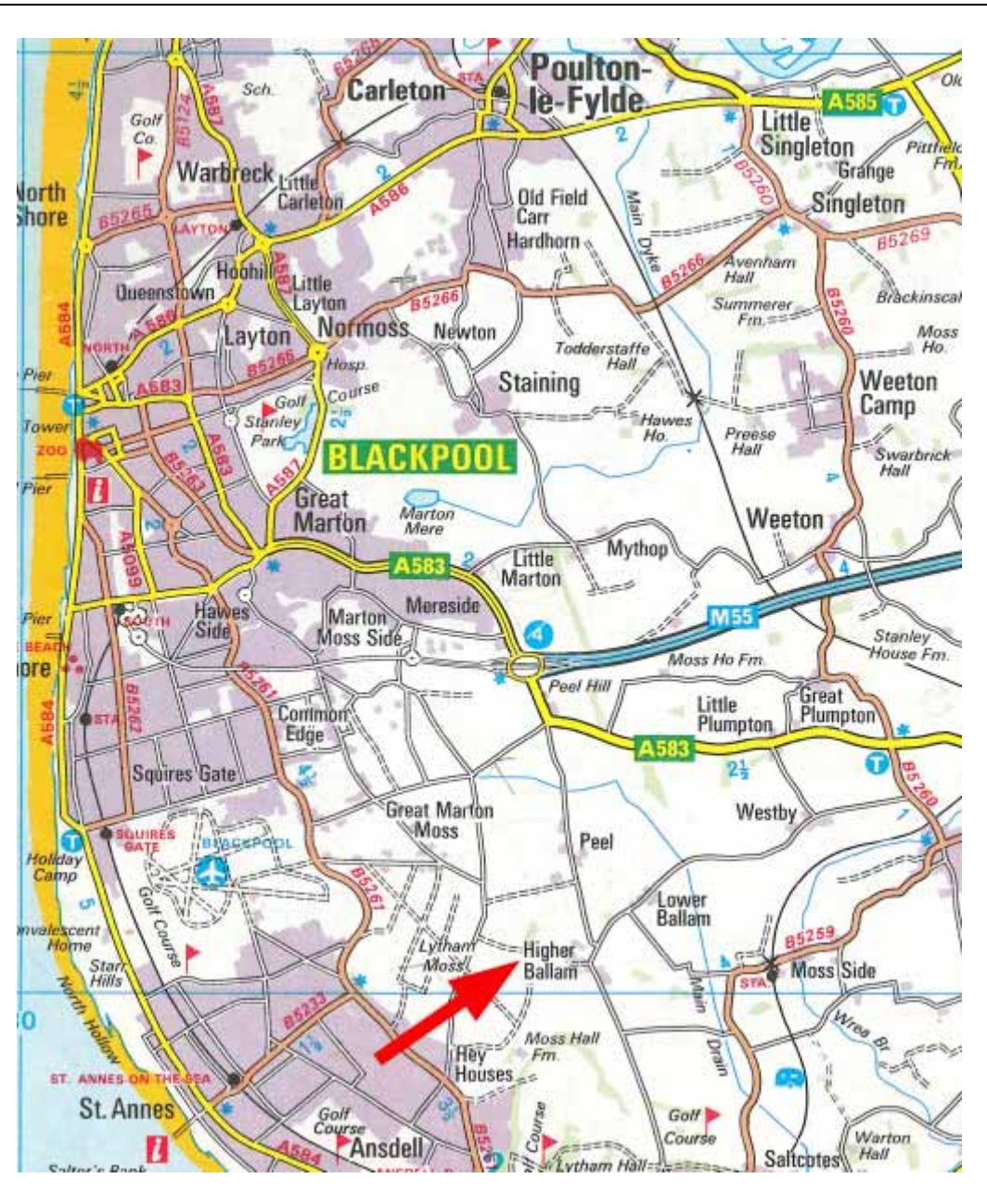
INSURANCE

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

TENANT RIGHT

All tenant rights, unexhausted manorial values etc are included in the purchase price of the land and there will be no right to claim compensation for any dilapidations etc.

Plan & Location Map of Coppice Farm, Ballam, Blackpool.



Reproduced from the Ordnance Survey Plan with the permission of the Controller of H M Stationery Office. Licence No. ES777358. For Identification Purposes Only. Not to Scale.

MISREPRESENTATION ACT 1967: Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.