

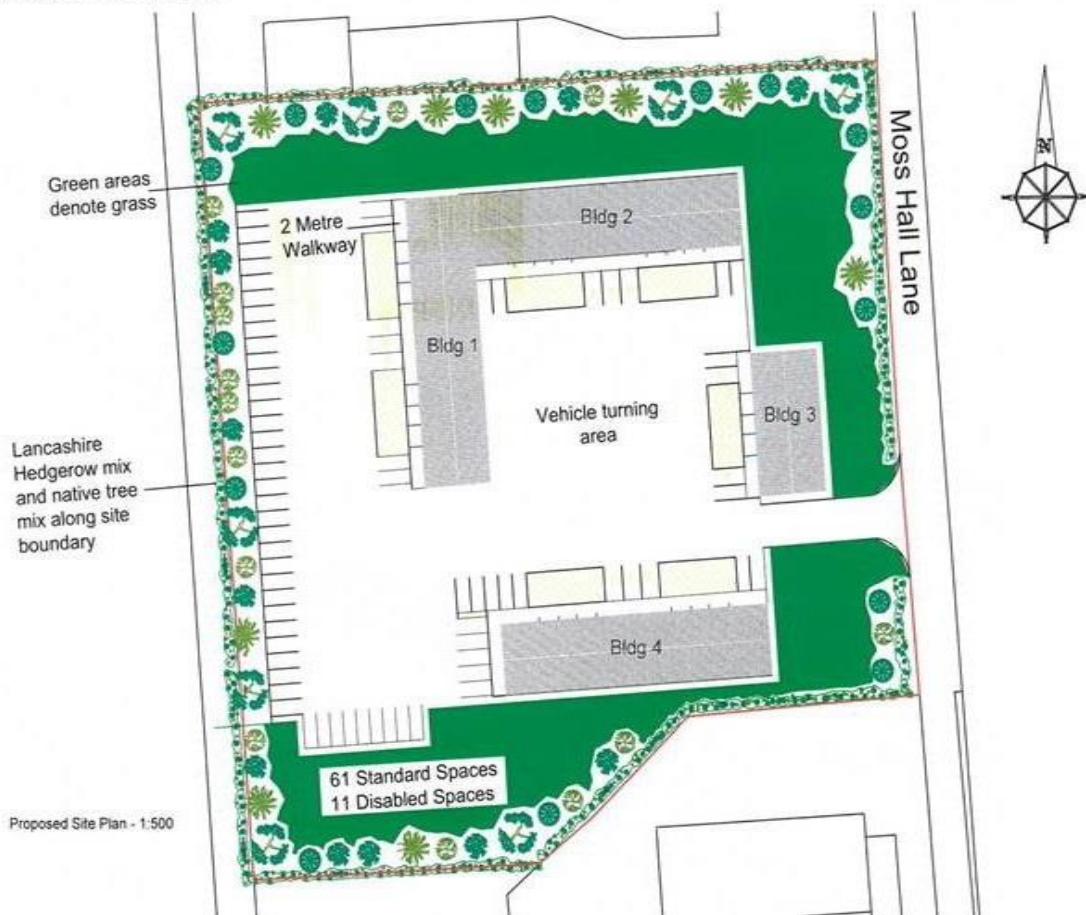
FOR SALE

COMMERCIAL DEVELOPMENT SITE
COPPICE FARM
WEST MOSS LANE
BALLAM
LYTHAM
FY8 4NH

- OUTLINE PLANNING PERMISSION FOR 4 NO. NEW LIGHT INDUSTRIAL BUILDINGS
- THESE MAY THEN PROVIDE 14 NO. UNITS - EACH BEING GIA APPROX. 100 SQ M / 1,076 SQ FT
- THE PROPOSED DEVELOPMENT WOULD PROVIDE CIRCA. 1,400 SQ M / 15,069 SQ FT IN TOTAL
- 2.52 ACRES SITE IN A RURAL LOCATION YET EASILY ACCESSIBLE FROM LYTHAM / BLACKPOOL AREAS
- IF APPLICABLE PLEASE ALSO SEE / REQUEST THE 2ND BROCHURE FOR THE ADJOINING AGRICULTURAL / LIGHT INDUSTRIAL UNITS (STPP)

ASKING PRICE: OFFERS OVER £250,000

Planning at Coppice Farm, West Moss Lane
Westby, Higher Ballam, Lytham, FY8 4NH ~



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

WEST MOSS LANE, BALLAM, LYTHAM

Location

The site is located in a convenient rural location and can be accessed as you are leaving Lytham and heading towards Higher Ballam. The location allows ease of commuting back towards Lytham town centre, towards Westby or Wrea Green and towards Blackpool and the M55 motorway. It is an approximate 5 minutes drive to reach all of the above mentioned areas (or outskirts of the areas).

The site enjoys an outlook across open fields. See the location image to the front page of these sales particulars.

The site is accessed via West Moss Lane, which is in turn accesses off Ballam Road which is a main route leading directly into Lytham town centre and also directly towards Wrea Green. Peel Road can also be accessed off Ballam Road, which is within close proximity to the site and Peel Road leads towards Blackpool and the M55 motorway which provides connection on to the M6 and the wider motorway beyond.

Directions

FROM BLACKPOOL

Leave the M55 at Junction 4, take the first exit onto Preston New Road and then take the first exit at the next roundabout signed for Kirkham A583. At the traffic lights turn right onto Whitehill Road then immediately left onto Peel Road. Continue along Peel Road towards Lytham for approximately 2 miles and at the T-junction turn right onto Ballam Road then take your first right onto West Moss Lane. Proceed down and after approximately 200m turn left and you will begin to see the site and buildings on the right hand side.

FROM LYTHAM

Proceed along Ballam Road, prior to the connection with Peel Road, turn left into West Moss Lane. Proceed down and after approximately 200m turn left and you will begin to see the site and buildings on the right hand side.

Description

The development site which extends to approximately 2.5 acres has the benefit of outline planning permission for the construction of 4 no. buildings, providing 1,400 sq m / 15,069 sq ft of light industrial space. This is under Planning Application 15/0151 and includes the demolition of the existing eight timber frame buildings. A copy of the planning consent is available.

The plans submitted with the outline application also comprise creating 14 units, each comprising of 100 sq m / 1,076 sq ft (created from the above mentioned 4 no. buildings).

Plans submitted to the council illustrate the walls to be constructed with a block plinth to 1.5m clad in Yorkshire boarding and green box profile cladding above, personal doors and windows shown in aluminium, steel sliding roller shutter doors. This was agreed with the planning officer during pre-application discussions however it is the prospective purchasers responsibility to submit a reserved matters application.

The site also has planning permission for the change of use of the eight timber agricultural buildings to light industrial use (class B1c) with ancilliary storage approved under application number 14/0547. A copy of the planning consent is available.

The vendors are in the process of preparing a scheme to improve the road and create the passing places in accordance with Condition 7 of application 15/0151.

Adjoining Development Site

If required, please also see / request the brochure for the adjoining Agricultural/Industrial units (STPP).



WEST MOSS LANE, BALLAM, LYTHAM

Tenure

Freehold with vacant possession available on completion.

Services

Mains electricity and water. It is any prospective purchaser's responsibility to check the availability of services required for the proposed development.

Local Authority

Fylde Borough Council, Town Hall, Lytham St Annes, FY8 1LW. Tel: 01253 658 658

Method of Sale

The property is offered for sale by private treaty.

Business Rates

To be confirmed.

Plans & Additional Photos

Please see plans and additional photos to the following three pages of these details.

Planning Permission

Outline planning permission was granted under application number 15/0151 on 10th June 2015 and 14/0547 on 29th October 2014 by Fylde Borough Council.

15/0151 – Outline application for the erection of four buildings providing 1,400 square metres of light industrial accommodation (Class B1c) following demolition of existing 8 timber frame buildings (access and scale applied for and other matters reserved).

14/0547 – Proposed change of use of eight timber from agricultural buildings to light industrial use (Class B1c) with ancillary storage.

Viewings

The building(s) and site(s) can be viewed externally by driving to the location. However, if internal access is required to the building(s) / site(s) this is strictly via prior appointment through our office on 01253 316 919 Option 1.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate.

Disclaimer/ Planning Disclaimer

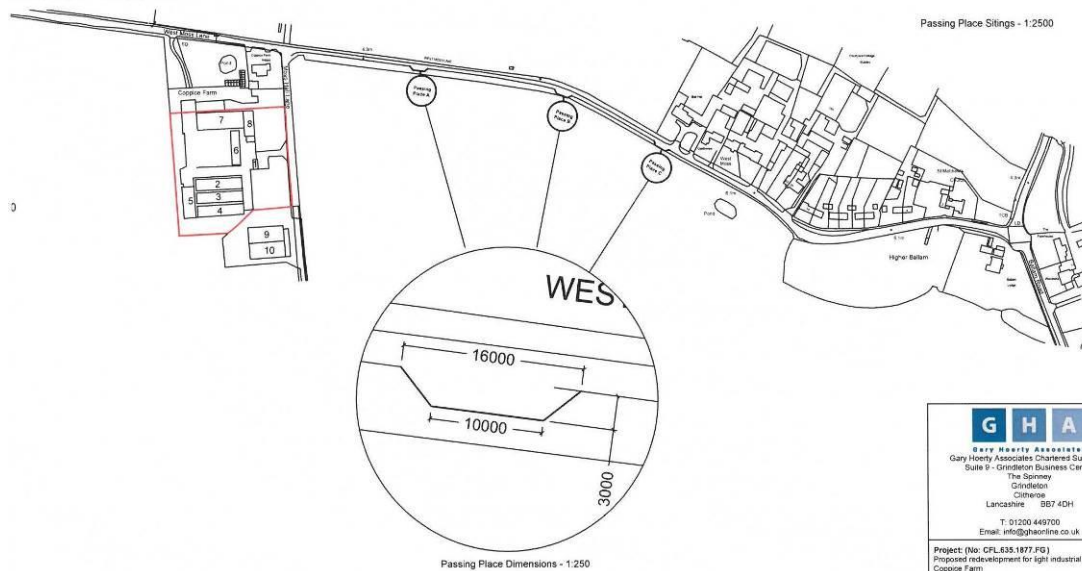
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



WEST MOSS LANE, BALLAM, LYTHAM



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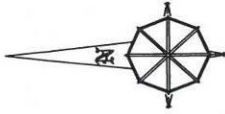
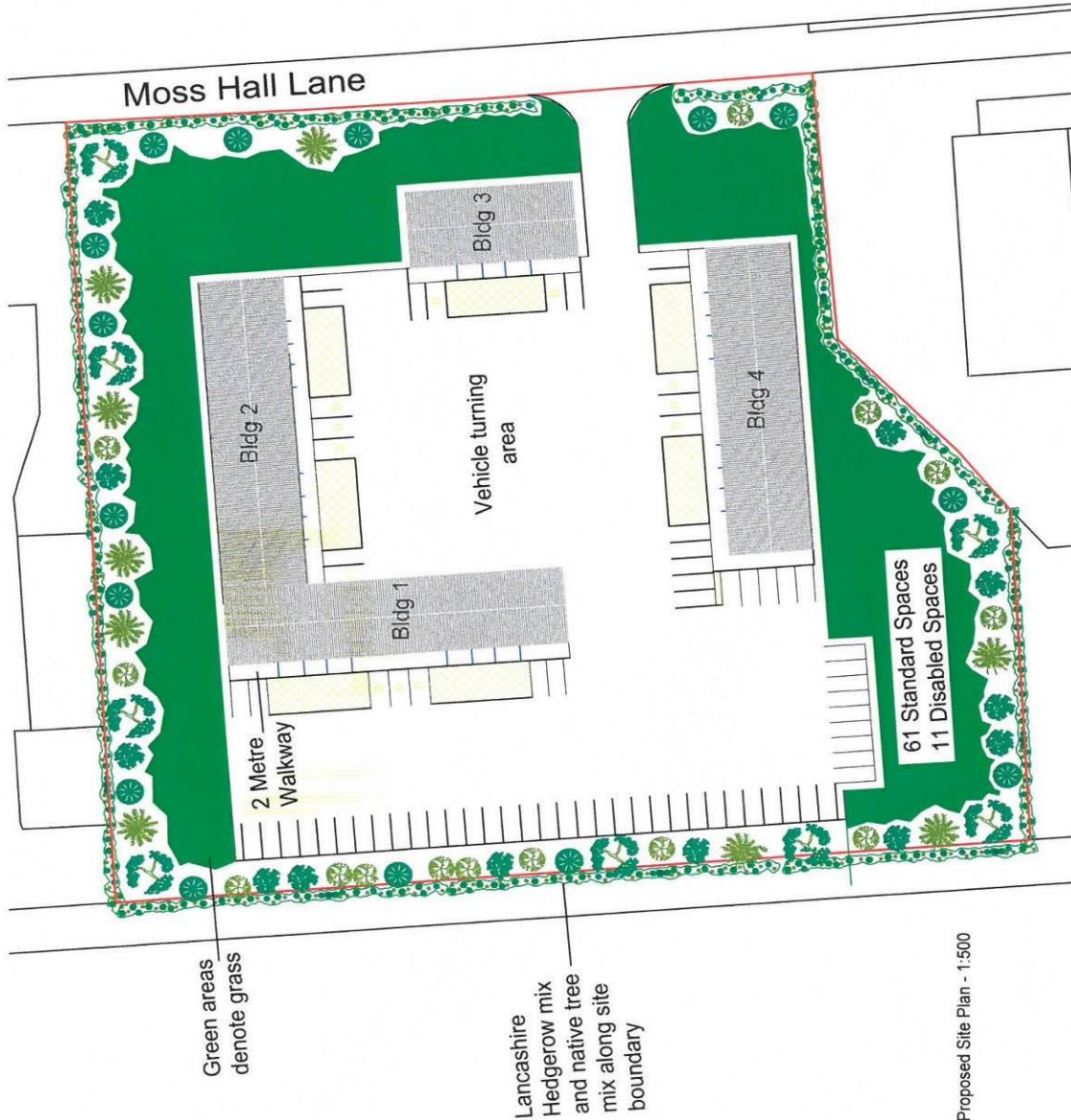
Notes:
 All work is to be carried out to the latest current British Standards Codes of Practice and recognized working practices.
 All work and materials should comply with Health and Safety legislation.
 All dimensions are in millimeters unless explicitly stated otherwise.
 The contractor should check and verify all dimensions as work proceeds and notify the architect of any discrepancies.
 Do not scale off the drawings, if in doubt ask.

 GARY HEERY ASSOCIATES Gary Heery Associates Chartered Surveyors Suite 9 - Grapetown Business Centre The Spinney Clitheroe Lancashire BB7 4DH T: 01250 449700 Email: info@ghaonline.co.uk						
Project: (No: CPL/635/1877.FG) Proposed redevelopment for light industrial use at Coppice Farm West Moss Lane Westby Higher Ballam Lytham FY8 4NH						
Title: Proposed passing places and Location plan						
Drawing No: Bra/635/1877/02	Drawn: PF					
Client: Coppice Farm LLP						
Date: February 2015	Scale: 1:250 & 1:2500 @ A3					
Amendments: <table border="1" style="width: 100%;"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>						



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
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 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

Planning at Coppice Farm, West Moss Lane
Westby, Higher Ballam, Lytham, FY8 4NH ~



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Project: (No: CFL635/1707 GH)
Proposed change of use at
Coppice Farm
West Moss Lane
Westby
Higher Ballam
Lytham
FY8 4NH

Title: Site Plan Coppice Farm

Drawing No: Bra635/187703

Client: Coppice Farm LLP

Date: 02/02/2015

Scale: 1:500 @ A3

Amendments:

Proposed Site Plan - 1:500



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