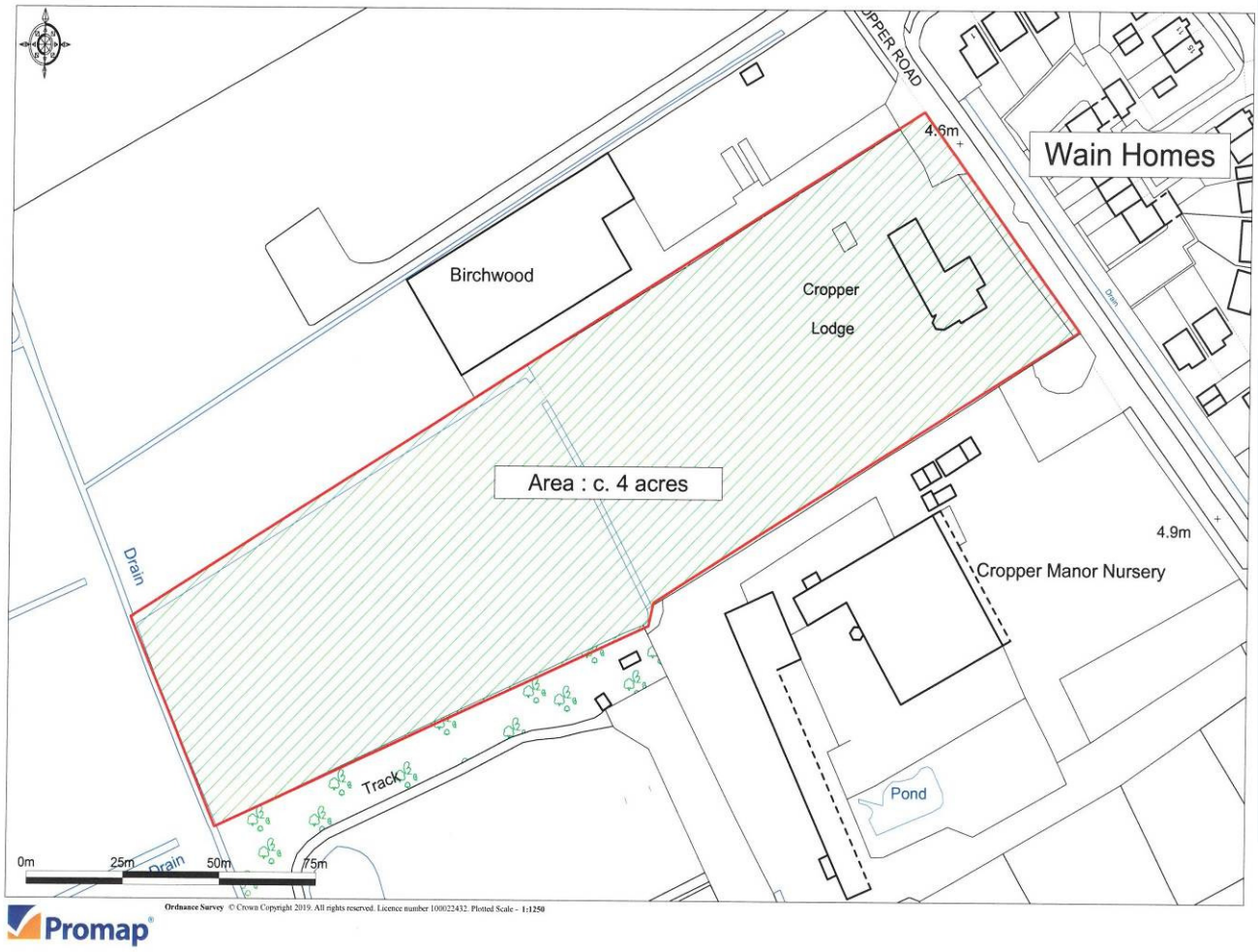
FOR SALE

RESIDENTIAL DEVELOPMENT LAND
CROPPER LODGE
CROPPER ROAD
BLACKPOOL
FY4 5LB

- **c. 4 ACRES OF LAND IN TOTAL**
- **LOCATED DIRECTLY OPPOSITE WAIN HOMES**
- **PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING PERMISSION**
- **EXCELLENT ROAD LINKS TO MOTORWAY & TOWNS**
- **ALL ENQUIRIES INVITED**
- **NO DIRECT APPROACH TO THE LAND**
- **VIEWINGS BY APPOINTMENT ONLY EMAIL: adam@duxburyscommercial.co.uk**

PRICE ON APPLICATION



Duxburys Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

CROPPER ROAD, BLACKPOOL

LOCATION

The land is located directly opposite the **Wain Homes Marton Meadows** development on Cropper Road, which comprises of c. 226 dwellings consisting mainly of 3 and 4 bedroom houses.

Cropper Road is accessed off two main arterial routes which comprise of Progress Way (A5230) and the main five-ways roundabout with (B5410) Lytham St Annes Way and School Road.

REDROW have recently developed **Whitehills Meadows** which is off (B5410) Lytham St Annes Way, with **Kensington Homes** also building houses within the same area.

The surrounding areas comprise a mix of semi-rural areas, dense residential housing and commercial areas providing shops and amenities. Ease of commuting is available onto the M55 motorway (which connects onto the M6) and towards Blackpool town centre and Lytham St Annes.

We are informed that the area around Cropper Road has be designated for residential development.

DESCRIPTION

The land comprises:

- Circa. 4 acres in total.
- Includes a spacious bungalow with 3 double bedrooms, Lounge, Dining Kitchen, Conservatory, a double garage and surrounding grounds.
- Wide, double gated entrance to the land directly off Cropper Road and opposite an entrance to Marton Meadows
- Freehold land
- Potential for residential development subject to planning permission.
- All interest and enquiries invited.
- Viewings by appointment only.

ADDITIONAL IMAGES

Additional images can be found to the back page.

COUNCIL TAX

TBC

EPC RATING

TBC

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316 919 / 01772 280 500 or email: adam@duxburyscommercial.co.uk

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 or the seller. 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 and/or plans provided. 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.

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 f 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.
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
(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.

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