



**THORNHILL CLOSE, BLACKPOOL,  
LANCASHIRE, FY4 5BR**

**GUIDE PRICE**

**£80,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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## FOR SALE BY PRIVATE TREATY

On behalf of the Lancaster R.C. Diocesan Trustees Registered.  
Land to Thornhill Close, off Common Edge Road, Blackpool, FY4  
5BR. Valuable freehold for sale with vacant possession.  
Considered suitable for redevelopment purposes – please note the  
Pre-App advice obtained through Blackpool Council Subject to  
contract.

**LOCATION:** The premises are situated to a convenient position just off  
Common Edge Road and between Our Lady of the Assumption Catholic  
Church and the adjacent primary school. Thornhill Close is a short  
residential cul-de-sac and the land in question is a redundant greases  
area with frontage to Thornhill Close.

**DESCRIPTION:** The land occupies a relatively level site with access to  
be achieved off Thornhill Close, subject to planning consent.

**BOUNDARIES:** All boundary details including construction materials,  
location specification are subject to confirmation

**TENURE:** The land is held Freehold and free from any ground or chief  
rent. Full vacant possession is available upon completion of the sale.

**AREAS:** The location plan showing the proposed site area is attached.  
The overall area is approx 520 sq metres or thereabouts with frontage to  
Thornhill Close of approximately 15.3 metres and a total depth of approx  
34 metres.

**PRE-APPLICATION ADVICE REPORT:** Interested parties should  
consider the Blackpool Council Development Management Pre-  
Application Advice Report. Please contact for the Architects details

**Architect for contact:-**  
**Richard Maudsley**  
**Sunderland Peacock & Associates Ltd**  
**Clitheroe**  
**BB7 2AG**  
**01200 423178**  
**info@sunderlandpeacock.com**

**BLACKPOOL COUNCIL REFERENCE:** Number 22/04146, dated 4th  
May 2022 relates to the address as 'Land to the rear 125 Common Edge  
Road, Blackpool. Their pre- Application advice report provides useful  
background from the Local Authority.

**SERVICES:** All main services are available within the vicinity through  
connection by means of existing gas, electric and water supplies on  
Thornhill Close, subject to confirmation prior to purchase by interested  
parties

**LEGAL & ESTATE AGENCY FEES:** Intending purchasers would be  
responsible for payment of all necessary fees/costs including legal,  
planning statutory and their own professional advice in connection with  
their interest in the property. Brief details in respect of the intended use  
and development proposal should be included as appropriate together  
with any special conditions relating to the offer submitted. The vendor  
reserves the right not to accept any, nor necessarily the highest of any  
offer received.

**VIEWING ARRANGEMENTS:** The land may only be inspected strictly by  
prior appointment with the selling agents.