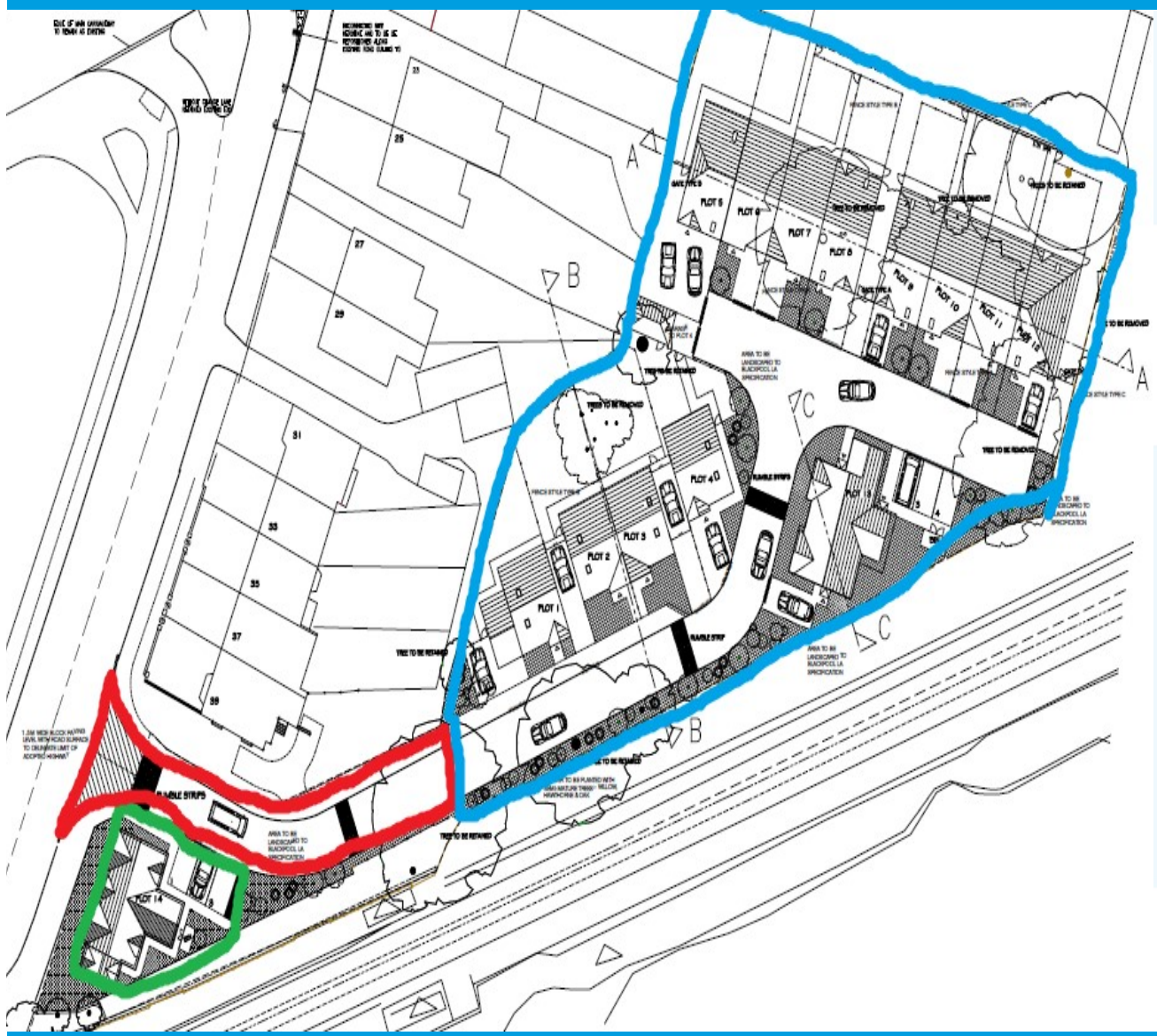


# FOR SALE

RESIDENTIAL DEVELOPMENT SITE  
1 BRIDGE CLOSE  
OFF 41 BISPHAM ROAD  
BLACKPOOL  
FY2 0XS

- RESIDENTIAL DEVELOPMENT SITE OPPORTUNITY
- PLANNING PERMISSION FOR 15 UNITS
- A MIX OF DETACHED & SEMI-DETACHED HOUSES, MEWS STYLE HOUSES AND FLATS
- ALL ENQUIRIES AND INTEREST IS INVITED
- PLANNING REFERENCES 06/0433 & 05/0185

ASKING PRICE: POA



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# BISPHAM ROAD BLACKPOOL

## LOCATION

Bispham Road is located within the north Blackpool area, within Layton and close to Bispham. Bispham Rd is accessed directly off Westcliffe Drive, which is the main high street of Layton (Blackpool). The surrounding areas comprise of residential areas. There is some commercial areas nearby, shops and amenities.

## DESCRIPTION

We are pleased to bring to the market this residential development land.

**There is the opportunity to purchase 16 units (see plan with area edged in Blue).**

**Access is edged in Red.**

The remaining plots consist of:

- 2 no. 1 bedroom flats (ground floor)
- 2 no. 2 bedroom flats (first & second floors) within one block in plot 13.
- 8 no. mews style terraced houses on plot 5-12.
- 2 no. semi-detached houses within plot 2 and 3.
- 2 no. detached houses within plot 1 and 4.

The developer has completed some of the main infrastructure works, including the main drainage which is adopted by United Utilities and the access road up to the existing hoarding line (at the rear of the garage to the neighbouring property etched red on the plan).

**The area edged in Green is excluded from this sale/instruction.**

## PLANS

Please see the colour edged plan to the front of the marketing details.

There is an additional plan to the back page.

These plans can be sourced, along with additional information from the Blackpool Planning website using **Planning Reference(s): 06/0433 & 05/0185**

## 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 316919.

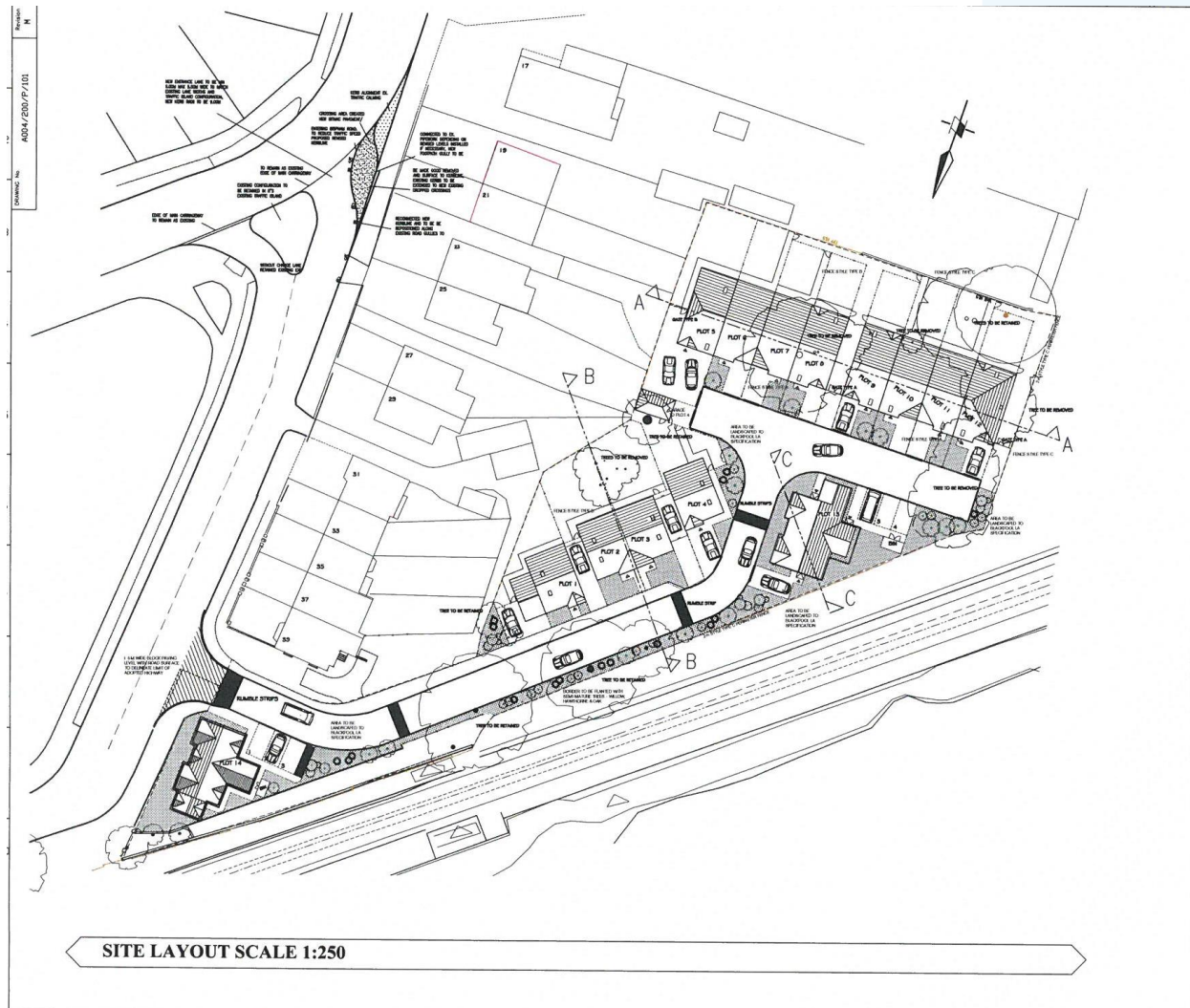
### Disclaimer/ Planning Disclaimer

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



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:  
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(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 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.

# BISPHAM ROAD BLACKPOOL



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