



Whitehills, Blackpool, Lancashire, FY4 5LU

TO LET / FOR SALE DESIGN & BUILD OPPORTUNITIES

ALL SIZE REQUIREMENTS CONSIDERED

(SUBJECT TO AVAILABILITY / PLANNING PERMISSION)

3,000 - 150,000 SQ FT

ENTER



RETAIL / SHOWROOM

OFFICE / INDUSTRIAL

TRADE COUNTER

CAR DEALERSHIPS

LEISURE USES



THE OPPORTUNITY / USAGE (subject to planning permission)

Whitehills is one of the largest mixed use development and employment sites on the Fylde Coast. The Whitehills area offers a range of mixed uses to include offices, industrial, warehouse, trade counter/trade warehouse, car showroom/car dealerships and hotel to name a few (subject to change).

The subject land measures c.6.9 acres in total.

The developer is inviting expressions of interest for a variety of uses including:

- B1 use (Business)
- B2 use (General Industrial)
- B8 use (Storage or Distribution)
- Leisure uses
- Retail / Showroom
- Trade Warehouse
- Car showroom/car dealership
- All interest is invited and potential uses considered.

(All uses and enquiries will be subject to planning permission/consent).

DESCRIPTION / SURROUNDING AREA

Businesses presently on Whitehills consist of local, regional and national operators. A B&Q superstore, Premier Inn hotel (plus restaurant) and Travis Perkins are already trading next to the or adjacent to the subject development land. Car dealerships opposite the land/nearby include BMW, MINI, Honda, SEAT and Vauxhall (Arnold Clark).

New build housing has been constructed/is in the process of being constructed opposite/near to the subject land by house builders to include REDROW, WAINHOMES and Kensington. There is significant new housing being constructed around Blackpool and St Annes that is within a short distance of Whitehills. There are also additional proposed development sites nearby for new build housing and/or mixed use development. (All subject to planning consent).

DESIGN & BUILD

The developer can offer high quality design and build packages to suit a variety of uses/requirements. From 3,000 sq ft – 150,000 sq ft (for example), with associated car parking. (All subject to planning consent and availability).

TENURE

Freehold or Leasehold.

TO LET / FOR SALE

The developer is open to proposals on a rental or sale option. The developer/land owner may also consider selling land.





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HOME

OPPORTUNITY

LOCATION

AERIAL

FURTHER INFORMATION



LOCATION

The subject land occupies a prime location within Whitehills and is accessed from Hallam Way which is the central road through the business park. The land also fronts onto Lytham St Annes Way (B5410) which is a main arterial route. Access onto the M55 motorway is available within minutes of Whitehills via Junction 4. The M55 connects with the M6 motorway and provides ease of access towards Preston, the various towns of Greater Manchester and towards Lancaster (Cumbria). Geographically Whitehills is effectively located within the centre of the Fylde Coast due to its location between Lytham St Annes, Blackpool and one of the main access points on to the M55 motorway. Whitehills attracts business, trade and custom from all of the aforementioned towns as well as Kirkham/parts of the Preston area and other towns within the Fylde coast.

DESTINATION	DISTANCE	DRIVE TIMES
M6	10 Miles	10 - 15 Mins
M65	23 Miles	20 Mins
Lytham St Annes	5 Miles	5 - 10 Mins
Preston	13 Miles	15 Mins
Blackburn	23 Miles	32 Mins
Manchester	47 Miles	45 Mins

(Above data is approximate)





WHITEHILLS COURT

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FURTHER INFORMATION



LYTHAM

BLACKPOOL AIRPORT (BLK)

BLACKPOOL

ST ANNES

SCHOOL ROAD

A5230

BOOKER

DWP PEEL PARK

WAINHOMES
BUILDING BRITAIN'S HERITAGE

REDROW

LCC DEVELOPMENT LAND
STPP

TP
Travis Perkins

M55

Kensington
DEVELOPMENTS

HONDA

SEAT

Arnold Clark

Premier Inn

SITE SOLD

B&Q

J4

WHITEHILL ROAD

LYTHAM ST ANNES WAY B5410

WHITEHILLS COURT

LLOYD BLACKPOOL
Blackpool

A583

PLANNING ENQUIRIES

Enquiries regarding planning should be made initially to the agents in writing or via email. Further planning enquiries can also be made to Fylde Council Planning Department.

TENURE

The developer is happy to discuss design and build packages on a freehold or leasehold basis. For further information please contact the agent.

SERVICES

We are informed that all mains services are available to the site (all parties to make their own enquiries also however).

VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.

ENQUIRIES

For further information or to arrange a viewing of the site please contact;



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