

# FOR SALE

## VERY RARE OPPORTUNITY

**C. 3.8 ACRES OF LAND  
DIVISION LANE  
BLACKPOOL  
FY4 5DZ**

- 3.8 ACRES OF LAND (APPROX)
- POTENTIAL FOR RESIDENTIAL RE-DEVELOPMENT - SUBJECT TO PLANNING PERMISSION
- ALL PLANNING ENQUIRIES SHOULD GO DIRECTLY TO LOCAL PLANNING DEPARTMENT
- A RARE OPPORTUNITY TO PURCHASE SUCH A PRIME PLOT OF LAND FOR SELF-BUILD OR RESIDENTIAL RE-DEVELOPMENT – S.T.P.P

**ASKING PRICE: OFFERS OVER £400,000**



ABOVE: Aerial image – Division Lane to the bottom of the image, Sandy Lane to the top.



**Duxburys**  
Commercial

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)

# DIVISON LANE, BLACKPOOL

## LOCATION

The land occupies a prime location on Division Lane which is directly accessed off Queensway. Turn into Division Lane off Queensway, proceed down and the plot of land can be found on the left hand side just prior to Sycamore Nurseries. Ease of commuting is available to St Annes and Lytham, into Blackpool South with its retail park and into the main town centre. Ease of commuting is also available onto the M55 which leads onto the M6.

## DESCRIPTION

A rare opportunity to purchase:

- Circa 3.8 acres of land.
- Land fronting onto Division Lane 0.95 acres approx.
- Land backing onto Sandy Lane 2.84 acres approx..
- Subject to a new planning application, the land would be ideal for a self-build project and/or for residential re-development.
- All enquiries should go direct to the local planning department.
- The land boasts an excellent double frontage.
- It fronts onto Division Lane and the rear section of land reaches back towards Sandy Lane.
- An Occupation Road divides the land, please refer to the plan on back page.
- Mains electricity supply to the land.
- Mains water supply to the land.
- Workshop measuring approx. 288 sq ft – 24' x 12', concrete base, timber construction.

## AERIAL IMAGES / PLAN\*

Can be viewed on the latter pages of the brochure. These images and plans are for guidance purposes only and not to be relied upon solely.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## PLANNING

The land is not being sold with residential planning permission already granted and interested parties should make their own enquiries direct with the local planning department.

## VIEWINGS

The land can be viewed from Division Lane without appointment. If you require access to walk the land, please contact Duxburys Commercial on 01253 316919 Option 1 or email:

[adam@duxburyscommercial.co.uk](mailto: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. 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:

(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 fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

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(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.





ABOVE: Aerial image – Division Lane to the top of the image, Sandy Lane to the bottom of the image.

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ABOVE: Aerial image – Division Lane to the bottom of the image, Sandy Lane to the top.

The above images correlates to the Red Line Plan overleaf.

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