

Development Opportunity
(subject to permissions)

Guide Price: £995,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Fleetwood Farm, Church Road, Banks, Southport, Lancashire PR9 8ET



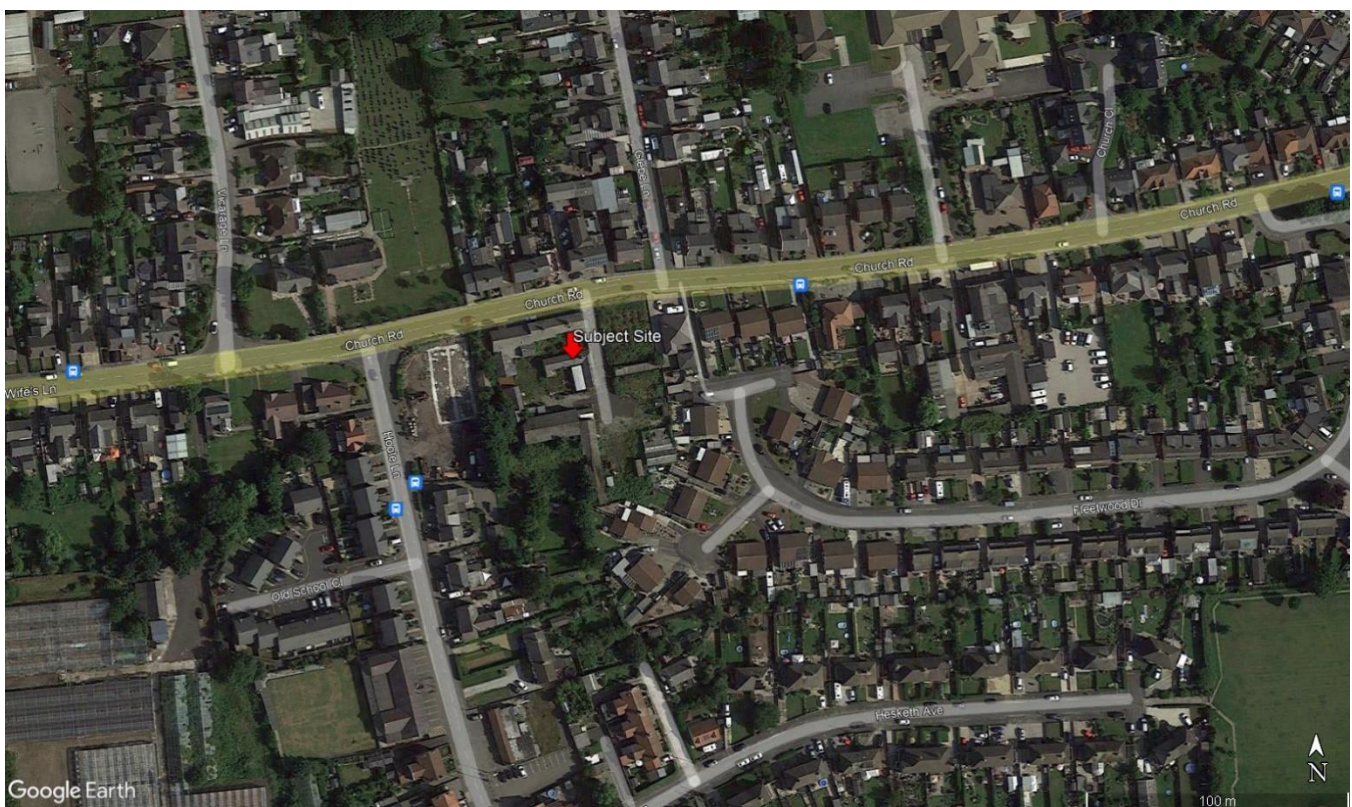
- Site with Potential for Development (subject to all appropriate permissions)
- Central Banks Village Location
- Would Suit Residential, Commercial or Mixed Scheme (subject to consents)
- Approx. 0.5 ha (1.2 acres) or thereabouts
- Adjacent Newly Constructed Co-Op Food Store
- Rare Opportunity within the Location
- Advised Freehold

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The site is found central to the Banks Village built up area and adjacent a newly constructed Co-Op food store.

Banks is a village within West Lancashire Borough Council and found approximately 4 miles north-east of the seaside town of Southport. The village remains largely semi rural although has had recent major residential development by Redrow and Seddon Homes.

The site has good local road communications with the A565 bypass some 0.5 miles south, providing the main arterial route to Southport to the west and extending in the opposite direction toward the A59 and Preston.



Description: The subject site provides a very rare opportunity to acquire a potential development opportunity in a central location within Banks Village.

The site currently comprises an existing farmhouse/barn together with an amalgam of outbuildings and associated land. Subject to all appropriate permissions the site may suitable for a residential, commercial or mixed scheme, and be of interest to local/mid size developers, housing associations and the like.

The site is positioned adjacent a newly constructed Co-operative food store and is easy walking distance to amenities including North Meols Medical Centre and local hot food takeaway operators.



NB. It is understood some buildings may appear on the West Lancs BC 'list of locally important buildings' .

Accommodation: Subject to confirmation with the deeds. We calculate the total site area of approximately 1.2 acres.

Terms: Offers are invited on either on a conditional or unconditional basis, with further details including guide price on application.

Tenure: Verbally advised freehold pending written verification.

Guide Price: £995,000

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Purchasers will be responsible for their own legal fees.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 01 November 2022

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

