

FOR SALE

Roadside Retail Development Site

Guide Price: £599,950

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Tarleton Garage, Southport New Road, Tarleton, West Lancashire PR4 6LB

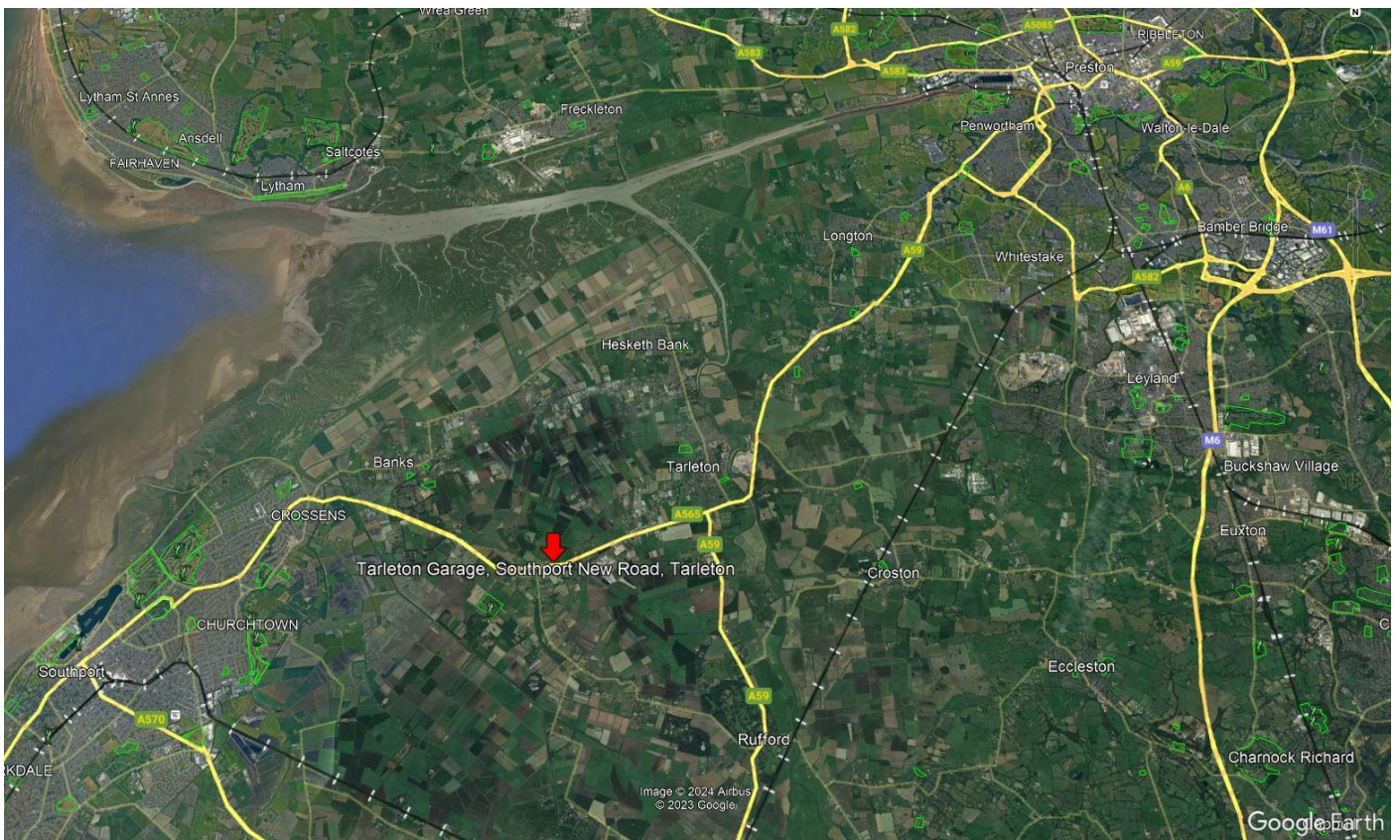
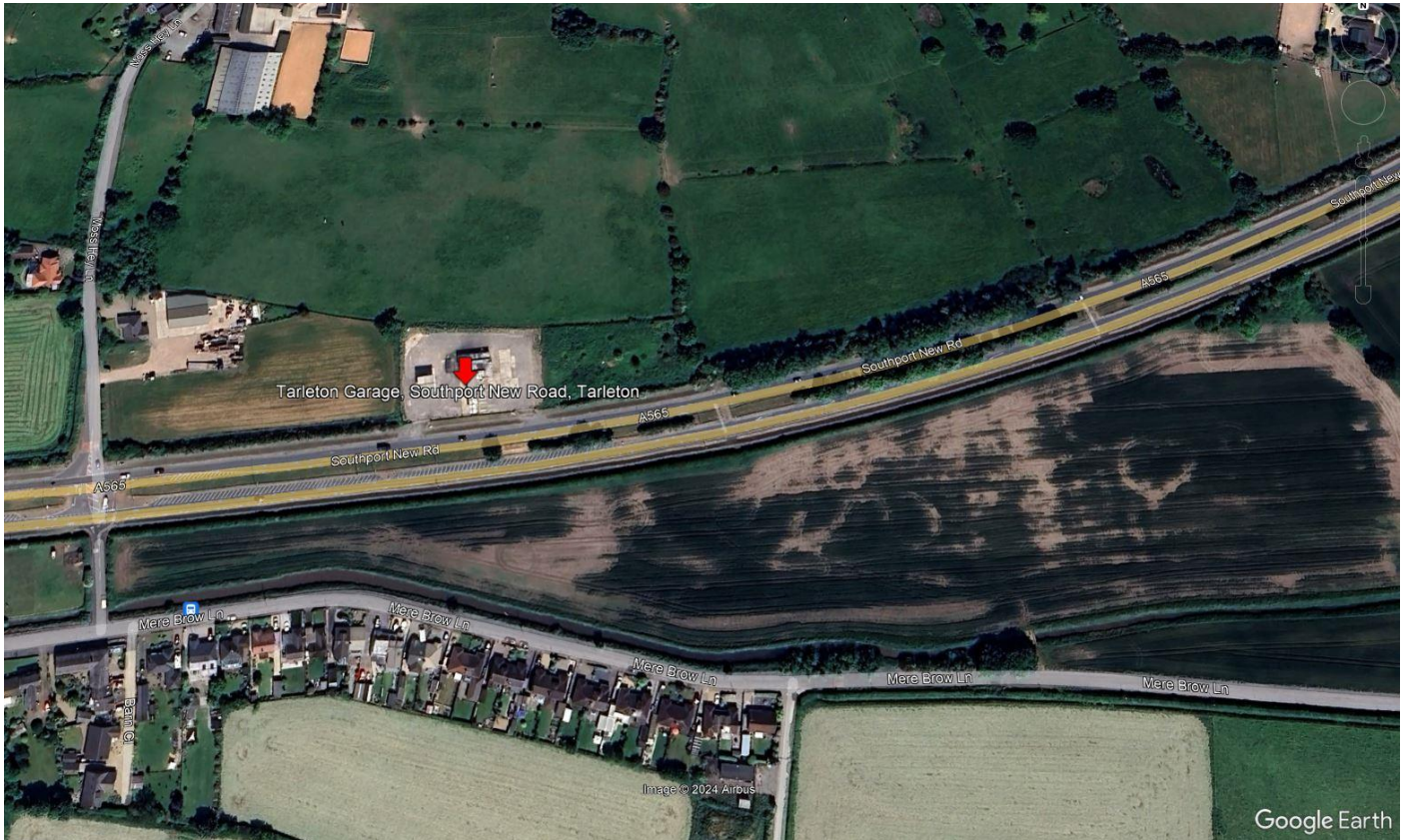


- Full Planning Permission granted for retail, fuel/EV charging and café (no CIL charge)
- Total site area approximately 0.73 of an acre - subject to confirmation with the Deeds.
- Cleared development site.
- Prominently positioned to the A565 connecting Southport to Preston.
- Freehold.
- No VAT on purchase price.



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

**Location:** The subject site occupies a prominent roadside position to the A565 in Mere Brow near Tarleton, West Lancashire. The A565 is a main dual carriageway connecting Southport to Preston, identified on our aerial imagery below.



**Description:** This is a cleared site extending to approximately 0.73 of an acre - subject to confirmation with the Deeds, and was previously a car wash and café, but now has the benefit of full Planning Permission, Reference 2023 0624/FUL for the construction of fuel and EV charging station, together with associated sales/ refreshments kiosk and new canopy.

From the approved plans the footprint of the café & retail accommodation as proposed extends to approximately 2,120 square feet GEA, plus external canopy seating area & bin storage.

Unconditional offers are preferred however the vendors may consider conditional offers on their individual merits.

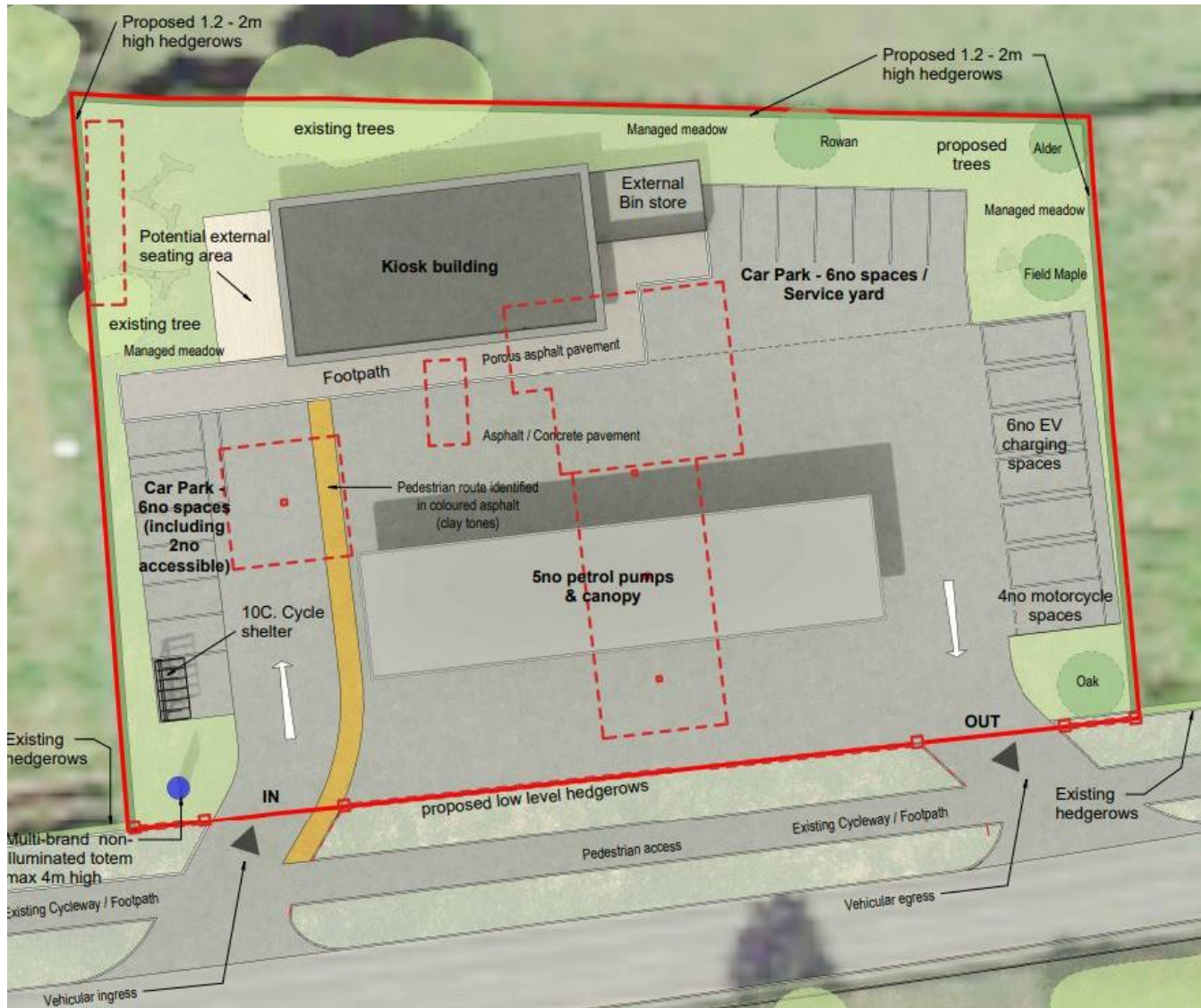


**Planning:** Planning has been granted reference 2023 0624/FUL a link which is below (add in hyper link to WLBC planning) . Please also note that West Lancs Borough Council have applied a zero Community Infrastructure Levy (CIL) charge. Copy correspondence is available on request.





## Proposed Site Plan



**Tenure:** Freehold. Copies of the Land Registry entries are available on request.

**Guide Price:** £599,950.

**VAT:** We understand VAT will not apply to the purchase price.

**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.

**Legal:** Each party is to be responsible for their own legal costs.

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

### Details Prepared 29 May 2024

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.