



BURN NAZE HOTEL 1 GAMBLE ROAD  
Thornton-Cleveleys, FY5 4JF  
Offers Over £600,000

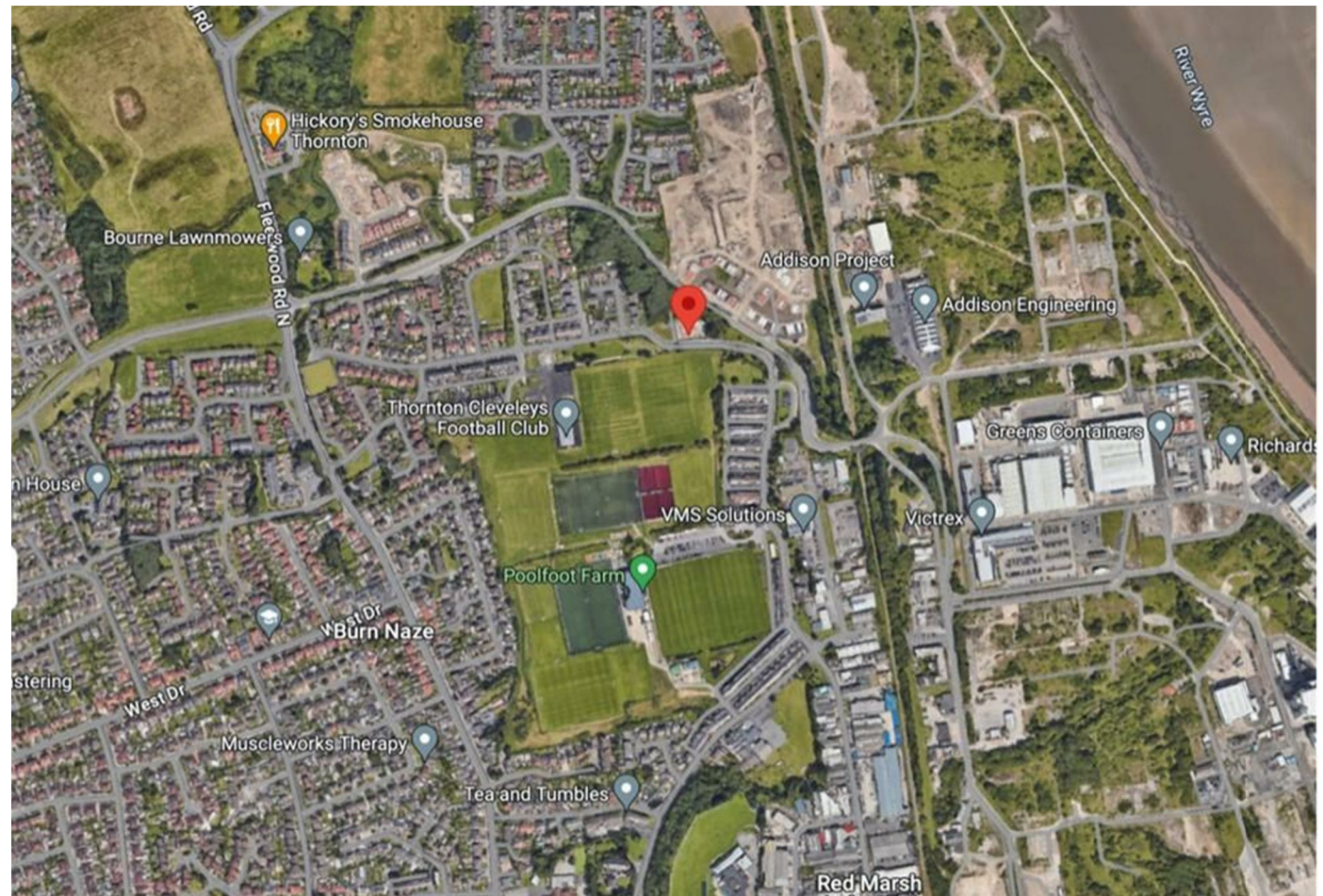
# BURN NAZE HOTEL 1 GAMBLE ROAD

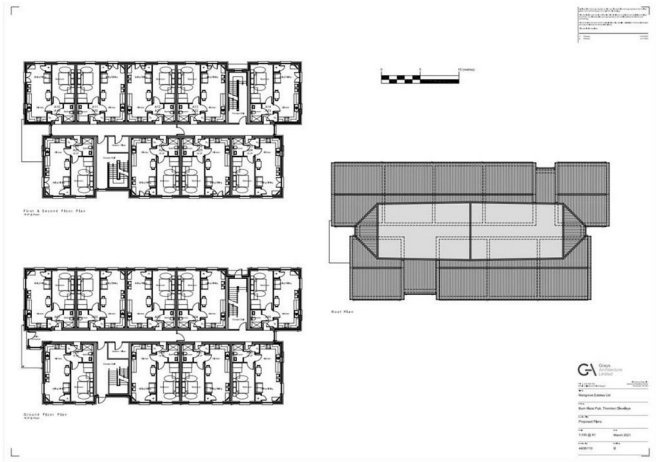
## Property at a glance

- LAND WITH OUTLINE PLANNING GRANTED FOR 27 APARTMENTS
- PLANNING REF 22/00497/OUTMAJ - WYRE COUNCIL

Land with outline planning passed for 27 one bedroom apartments. For full details on the planning please visit the Wyre council planning website under ref 22/00497/OUTMAJ. The land is the former site of the Burn Naze Hotel which has been demolished. Please note that the planning was applied for with 100% of the flats being affordable housing, making it of particular interest to housing associations. The land is located in Thornton Cleveleys close to Thornton Cleveleys Football Club. The land is in an area of development at the moment, located next to a new housing estate and Thornton Cleveleys Football Club is currently being developed.

Commentary from the owner "We demolished the pub there so it is a mostly flattened site of 0.58 acres with some trees at the rear. The site backs onto Bourne Road which is the main route into Hillhouse business park (<https://hillhouseez.com/masterplan-2-3/>). Just on Bourne Road/adjoining roads there are 600+ units either in for planning or currently being developed. The current access is off Gamble Road which leads to Fleetwood Town FC's training pitches & community facilities. It also leads to Red Marsh Industrial Estate."







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
11-91	B		
81-91	C		
51-81	D		
21-51	E		
1-21	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102 plus	B		
81-101	C		
51-80	D		
21-50	E		
1-20	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	

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