

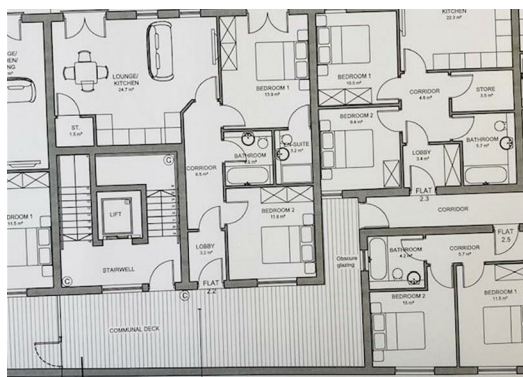


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WRATHALL**  
COMMERCIAL



## Building Land Heysham Road, Heysham, LA3 2BJ Offers In The Region Of £495,000

\*\*\*BUILDING LAND\*\*\* Excellent development opportunity at Strawberry Gardens to build on a prominent site at the junction of Heysham Road and Knowlys Road with Planning Permission for residential and commercial development. Formerly a police station at 394 Heysham Road. 'Oven ready to build'. Planning permission extant for mix of uses with ample parking provision. Early assessment essential.



## Location

Heysham and Morecambe are an extremely popular traditional holiday and residential destination sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north west and north east lie the Lake District and Yorkshire Dales National Parks respectively.

Heysham and Morecambe boast a wealth of attractions, benefitting from ongoing development and regeneration initiatives including the proposed Eden Project North for which a planning application has been recently submitted.

Designed to take into account the ecology of the bay, Eden Project North will further enhance the tourist and resident attraction of Morecambe, once built, as well as further improve student diversity in conjunction with Lancaster University.

Lancaster University is a major employer. The Nuclear Power Station at Heysham is a significant employer. There is also a busy roll on roll off ferry terminal at Heysham Port.

The Bay Gateway relief road provides an easy access M6 link which significantly improves journey times to the M6 motorway at Junction 34, ideal for commuters to Preston, Kendal, Manchester and beyond.

The main West Coast railway line is also nearby, accessed at Lancaster train station offering fast regular journeys between London and Edinburgh.

The population of Heysham and Morecambe is estimated at some 55,000.

## Description

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Early assessment essential.

Development site with planning permission for a ground floor commercial unit and residential flats above. Commercial unit some 4,000 square feet and 14 residential units above. If the commercial unit is not utilised then the site is capable of up to 20 residential units overall.

High profile building site in a well recognised and sought after residential and commercial location offering great potential for both developers and investors. In view of the location the site affords flexibility for a mixed development or purely residential subject to discussions with the planners.

'Oven ready to build'. Planning permission extant for mix of uses with ample parking provision.

All interested enquiries should fully check the planning history for the subject site and do their own due diligence on the suitability of the site.

## Planning Pack

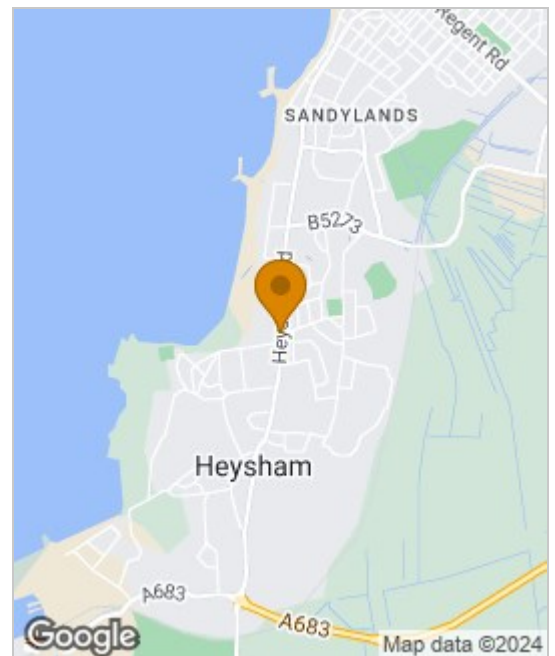
Attached to the particulars are a number of relevant documents pertinent to the site including copy of the original planning permission for the commercial unit and residential above which, we are advised, is now extant with a material start having been made on the site.

Also attached are section 106 water agreements, road stopping up order, schedule from Lancaster City Council, land registry title information, section 278 highways works and alternative proposed full residential layout.

## Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

82 Penny Street, Lancaster, Lancashire, LA1 1XN

T. 01524 69922 | E. [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)

[www.fwcommercial.co.uk](http://www.fwcommercial.co.uk)