

O.I.R.O £400,000



Armitstead  
Barnett

Building Plots at 41 Stockydale Road, Blackpool FY4 5HP





## 2x Building plots at 41 Stockydale Road, Blackpool FY4 5HP

Offers in the Region of £400,000

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- Fantastic development opportunity.
- Planning consent for two large bespoke detached dwellings including garage.
- Total plot extending to **0.76 Acres** (0.31 Ha).
- Sought after location.
- Accessible to local amenities.
- Rare small scale development opportunity.



A superb parcel of land with the benefit of detailed planning consent granted for the erection of **two large 5 bedroom detached dwellings** with detached garages set within an excellent private plot of **0.76 Acres** [0.31 Hectares].

Planning consent was granted by Blackpool Council under application **2024/0653** granted 27<sup>th</sup> June 2025. *Full copies of planning documents can be found on Blackpool Council Planning Portal.* The proposed plans identify a traditional red brick construction with a natural grey roof slate, black facias, white window frames and black rainwater goods. Detached garage of matching construction.

**Plot 1** comprises open vestibule into large hall, living room, study, cloak room, utility/plant room, boot room, outside cloakroom, open plan kitchen diner and family room with bi-folding doors. First floor Master bedroom with dressing room and en-suite facilities, two further bedrooms each with en-suite and dressing room areas. Second floor two further good sized bedrooms and shared bathroom. Detached double garage together with adjoining workshop.

**Plot 2** is set to the rear of the plot accessed via the shared driveway from Stockydale Road. To the ground floor open vestibule leading into hallway, living room, study, cloak room, utility/plant room, boot room outside cloakroom, open plan kitchen diner and family room with folding bi-folding doors. First floor Master bedroom with dressing room and en-suite facilities, two further bedrooms each with en-suite and dressing room areas. Second floor two further good sized bedrooms and shared bathroom. Detached double garage.

The proposed site layout plan clearly identifies a well thought out development with each plot having high degrees of privacy with well-established hedges retained to screen from other properties. Additional hedge planting around the plot boundaries which will enhance the ecological value and appearance of the development.





## General Remarks

**Services:** There are no services currently on site however available adjacent. Potential purchasers would need to make their own investigations on the provision of services including foul drainage prior to exchange of contracts. The full suite of services are available in the locality. The plot also has direct access onto a combined sewer which runs through and adjacent to the site.

**Access:** Access to the site will be available directly off Stockydale Road as shown by the proposed drawings.

**Planning:** All planning documentation can be found on Blackpool Council Planning Portal under reference number 2024/0653 (41 Stockydale Road, Blackpool FY4 4HP).

**Restrictive Covenants :** None known

**Listed building :** Not applicable

**Conservation Area / AONB :** The property is not contained within a conservation or AONB Area.

**Easement, and Wayleaves or Rights of Way :** There is currently an easement in favour of United Utilities pipe to the north of the site. There is additional easement in favour of United Utilities for underground combined sewer and surface water pipe to the south. We are not aware of any other easements or wayleaves affecting the subject property.

**Footpaths / Bridleways :** No footpaths affect the subject property.

**Flooding :** According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** Please see planning documentation.

**Planning Consents affecting the property :** Please see planning documentation.

**Coal field / mining area :** Not applicable.

**Communications :**

Mobile signal for the majority of providers is available within the area.

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Title & Tenure:** The property is offered for sale Freehold and will be sold with vacant possession upon completion. The subject property forms part of the Title held under LA957145.

**Local Authority:** Blackpool Council (Building Control Division, Planning Department, PO Box 17, Corporation Street, Blackpool FY1 1LZ, email [planning@blackpool.gov.uk](mailto:planning@blackpool.gov.uk))

**Viewings:** Viewings are strictly by appointment with the sole selling agents for the attention of Richard Furnival. Please note the property forms part of the garden of 41 Stockydale Road. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**Photos, Plans and Measurements:** The plans, photos and measurements provided within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser will have deemed to have fully satisfied themselves as to the description and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

**Health & Safety :** Please be as vigilant as possible when inspecting the building plot for your own personal safety, in particular no climbing of gates or structures.

**What3words Location :** actors.frosted.shin

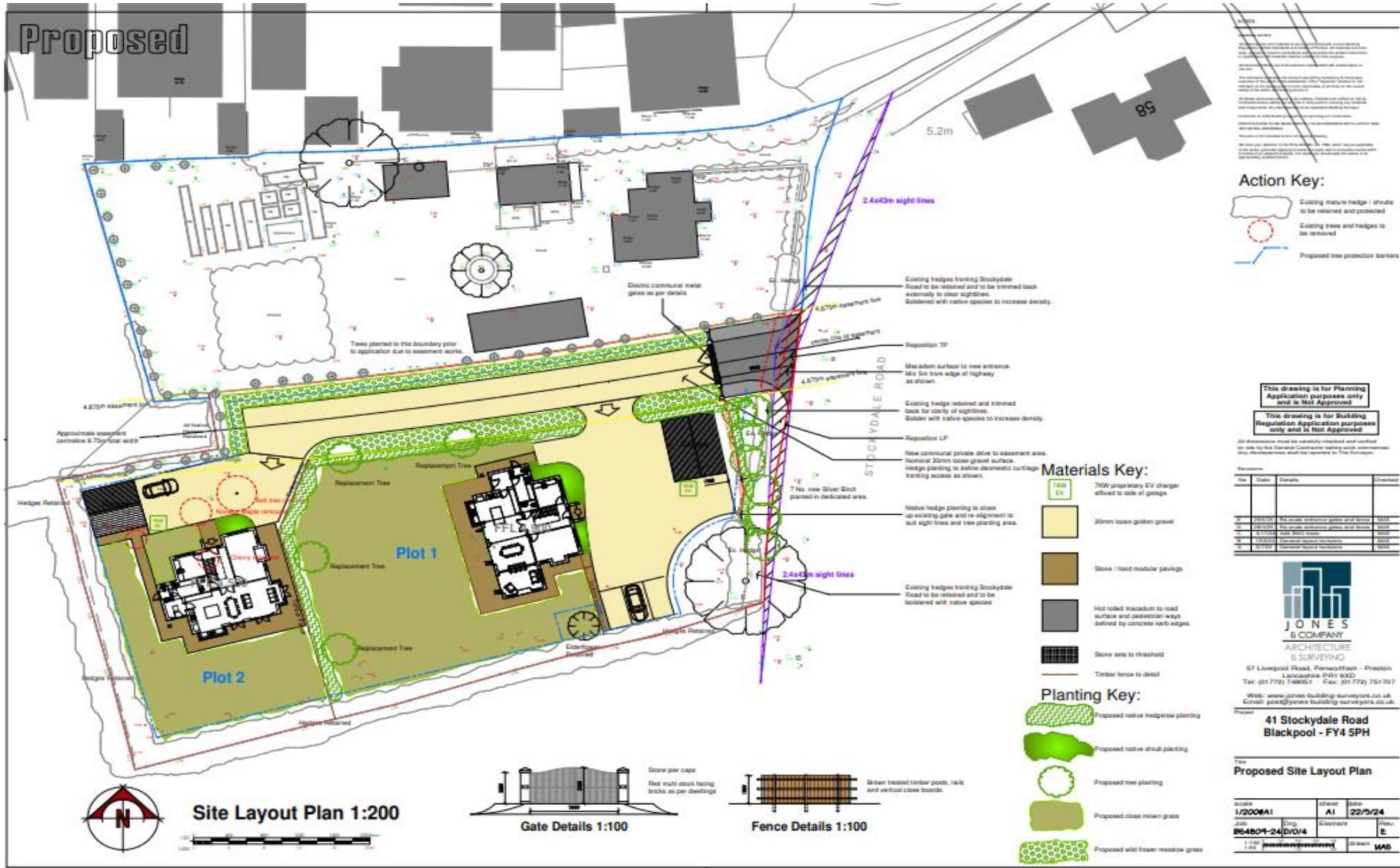
**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek to alter the marketing method to best and final offers.

**SUBJECT TO CONTRACT**

## Proposed



**Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:** 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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