

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

---

- 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 fascias, 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.



# Proposed



East Elevation (front) 1:100

Dwelling Materials:  
Warraberger Raro Barn Stock Facing Brick  
Natural grey roof slates  
Black fascias  
White window frames  
Black rainwater goods



North Elevation (side)

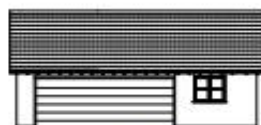
Red bar access bricks  
with proprietary bar too  
(stock range) built in to  
gable as works proceed



West Elevation (rear)



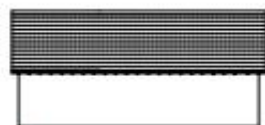
East Elevation



North Elevation (front)



West Elevation



South Elevation (rear)

Dwelling Materials:  
Warraberger Raro Barn Stock Facing Brick  
Natural grey roof slates  
Black fascias  
White window frames  
Black rainwater goods



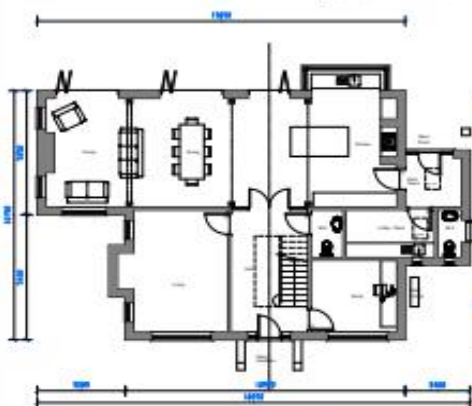
South Elevation (side)



Layout Plan 1:100



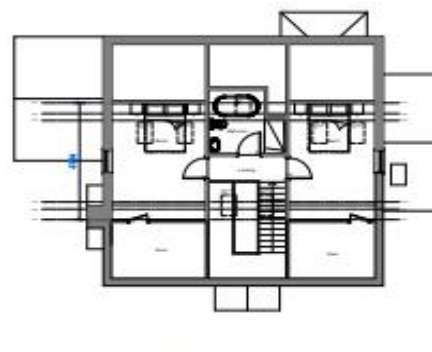
Roof Plan



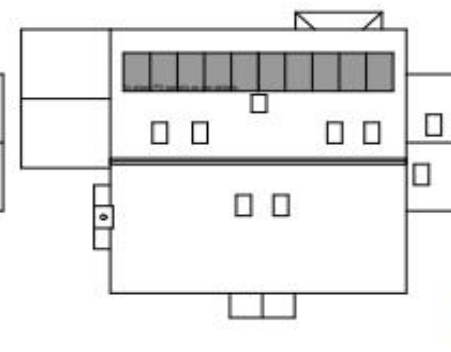
Ground Floor 1:100



1st Floor



2nd Floor



Roof Plan

## NOTES

### GENERAL NOTES

1. The drawings are prepared to the best of our knowledge and belief, but we do not accept any liability for errors or omissions, or for any consequences arising from the use of the drawings.

2. The drawings are prepared to the best of our knowledge and belief, but we do not accept any liability for errors or omissions, or for any consequences arising from the use of the drawings.

3. The drawings are prepared to the best of our knowledge and belief, but we do not accept any liability for errors or omissions, or for any consequences arising from the use of the drawings.

4. The drawings are prepared to the best of our knowledge and belief, but we do not accept any liability for errors or omissions, or for any consequences arising from the use of the drawings.

5. The drawings are prepared to the best of our knowledge and belief, but we do not accept any liability for errors or omissions, or for any consequences arising from the use of the drawings.

### Material Samples:



Warraberger Raro Barn Stock Facing Brick



Recycled solar PV panels into natural grey slate roof coverings

This drawing is for Planning Application purposes only and is Not Approved

This drawing is for Building Regulation Application purposes only and is Not Approved

All dimensions must be carefully checked and verified on site by the General Contractor before work commences. Any discrepancies must be reported to The Surveyors.

### Revisions

No.	Date	Details	Checked
1	11/11/20	Materials update	MSB
2	22/11/20	Materials update and to Plan App	MSB
3	22/11/20	Roofing and gable details	MSB
4	22/11/20	Architectural details	MSB
5	22/11/20	General layout revisions	MSB



57 Liverpool Road, Penwortham - Preston  
Lancashire PR1 6XD  
Tel: (01772) 748051 Fax: (01772) 761707  
Email: post@jones-building-surveyors.co.uk  
Web: www.jones-building-surveyors.co.uk

41 Stockdale Road  
Marton  
Blackpool - FY4 5HP

Plot 1  
Proposed

Scale	Sheet	Date
1/1000A1	A1	22/11/24
Job	Drawn	Rev.
064809-24/D10/2	MSB	E
1:100	MSB	MSB

# Proposed



North Elevation (front)



West Elevation (side)



South Elevation (rear)



Side Elevation



Front Elevation

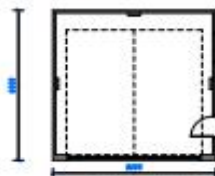


Side Elevation



Rear Elevation

Dwelling Materials:  
Warraberger Retro Barn Stock Facing Brick  
Natural grey slate roof  
Black fascias  
White window frames  
Black rainwater goods



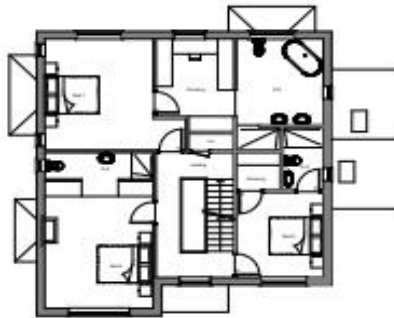
Layout Plan 1:100



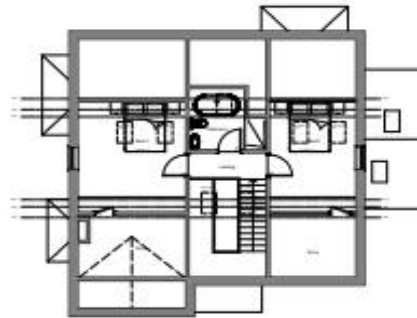
Roof Plan



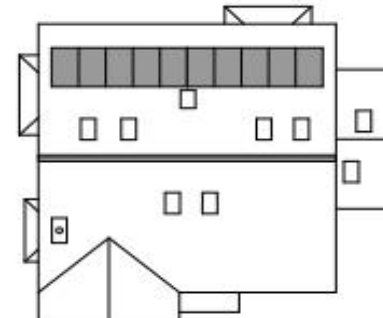
Ground Floor 1:100



1st Floor



2nd Floor



Roof Plan



Roof bat access brick with proprietary bat box (batcock range) built in to gable as works proceed.

NOTES

1. The drawings are intended to be used for planning purposes only.

2. The drawings are intended to be used for building regulation purposes only.

3. The drawings are intended to be used for building regulation purposes only.

## Material Samples:



Warraberger Retro Barn Stock Facing Brick



Recessed solar PV panels into natural grey slate roof coverings

This drawing is for Planning Application purposes only and is Not Approved

This drawing is for Building Regulation Application purposes only and is Not Approved

All dimensions must be carefully checked and verified on site by the General Contractor before work commences. Any discrepancies must be reported to The Surveyor.

Rev	Date	Details	Drawn
1	11/11/20	Change window colour	MAJ
2	11/11/20	Material update	MAJ
3	23/01/21	General update plan to Plan App	MAJ
4		Revised roof plan	MAJ
5		Add garage details	MAJ



67 Liverpool Road, Penwortham - Preston  
Lancashire PR1 6QD  
Tel: (01772) 748851 Fax: (01772) 751707  
Web: www.jones-building-surveyors.co.uk  
Email: post@jones-building-surveyors.co.uk

Project: 41 Stockdale Road  
Marton  
Blackpool - FY4 5HP

The  
PLOT 2  
Proposed

Scale: 1/1000A1	Sheet: A1	Date: 22/5/24
Job: B64809-24/DW/3	Drawn: D	Rev: D
1:100	Drawn: MAJ	



Armitstead Barnett

abarnett.co.uk

# 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](https://www.what3words.com/actors.frosted.shin)

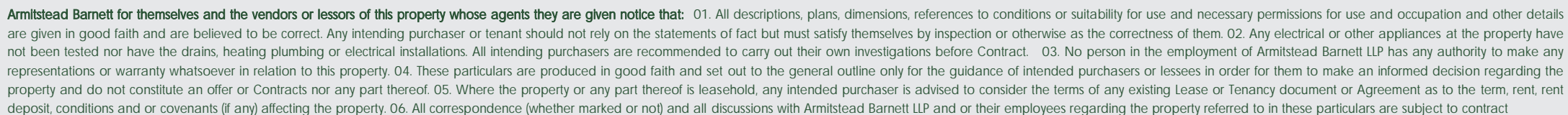
**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will 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









### North Lancashire

Market Place, Garstang,

Lancashire PR3 1ZA

01995 603 180

garstang@abarnett.co.uk

### South Lancashire

59 Liverpool Road North,

Burscough, Lancashire L40 0SA

01704 895 995

burscough@abarnett.co.uk

### Cumbria

Lane Farm, Crooklands,

Milnthorpe, LA7 7NH

01539 751 993

cumbria@abarnett.co.uk

### Ribble Valley

5 Church Street, Clitheroe,

Lancashire BB7 2DD

01200 411 155

clitheroe@abarnett.co.uk

Armitstead  
Barnett