



Building plot, Poplar Farm, Lytham Road, Moss Side, FY8 4LZ

Guide Price £195,000





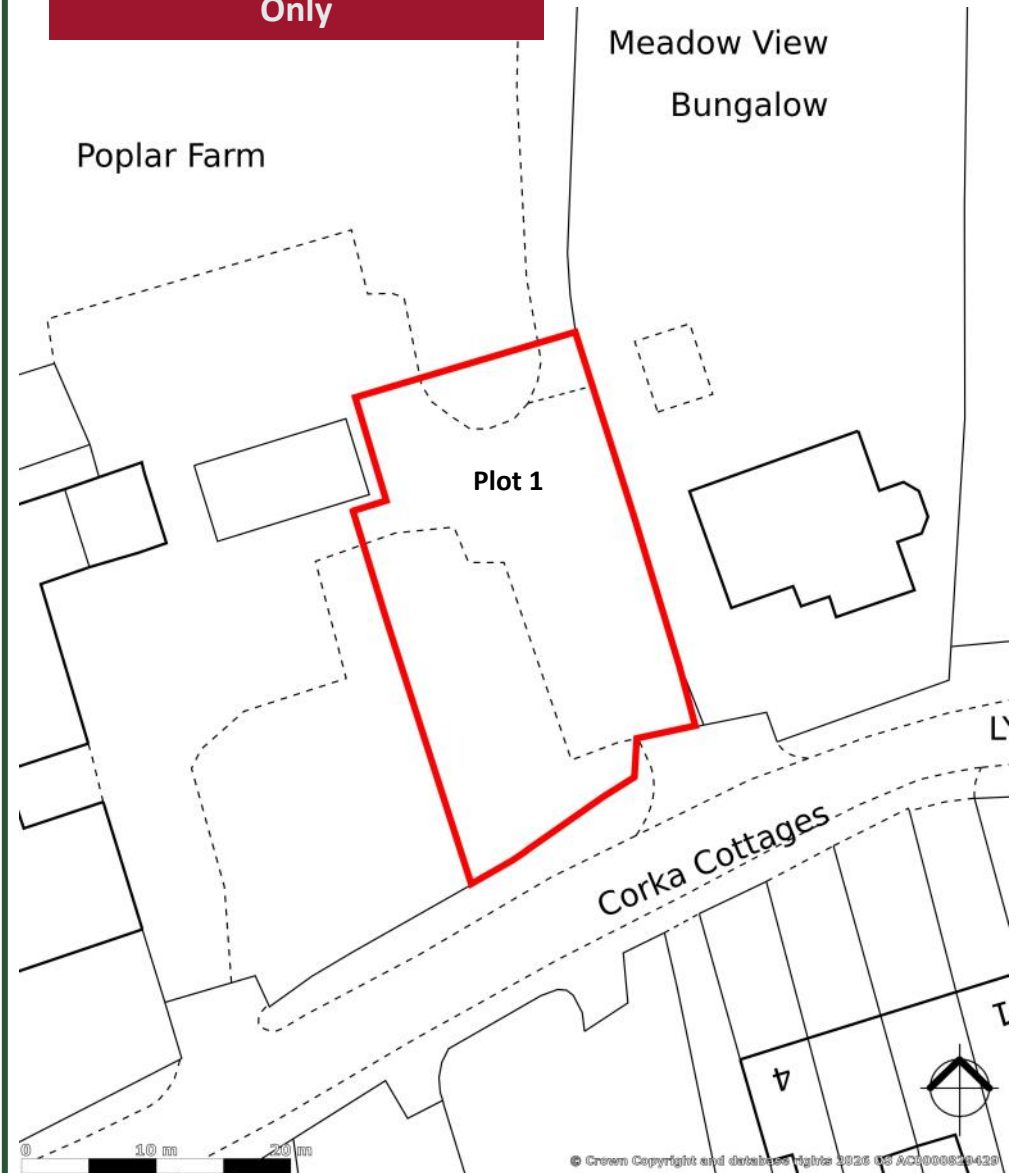
# Building Plot, Lytham Road, Moss Side, FY8 4LZ

Guide Price £195,000

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- Super development opportunity
- Create your dream home
- Parcel of land offered as a building plot for a detached dormer bungalow
- Planning consent application number 25/0202
- Set in Moss Side, nestled between Lytham and Wrea Green
- Good access to the main road and motorway network

**For Identification Purposes  
Only**



**Site Plan**

A super parcel of land with planning consent to create 2 dormer bungalows. Planning consent was granted by Fylde Borough Council and full documents can be found under consent number 25/0202. A superb opportunity to create your own dream home in this lovely semi rural hamlet

The vendor is offering Plot 1 for sale, presenting an excellent self-build or development opportunity. There may also be scope for the purchaser to enter into separate negotiations for Plot 2 or part of plot 2 by separate negotiation

The plot has access directly from Lytham Road and has two parking spaces. The proposed layout plan shows how the plot is laid out

The boundaries are currently indicated on site with rope and the purchasers will need to erect a fence on completion. A positive covenant requiring the completion of the build of the properties within 3 years will be in the contract of sale.

### Location

Positioned between the picturesque village of Wrea Green and the upmarket town of Lytham. There is excellent access to the main road and motorway network together with a West Coast mainline. This is a great place to commute from.

Lytham itself has plenty going on with some popular places to dine and socialise. Wrea Green has a range of amenities to include primary school, village shop, hairdressers, dental practice and bistro along with a public house. A hotel is also positioned on the edge of Wrea Green, along with Ribby Hall with all of its leisure facilities. There are also a good range of schools to include both primary and senior schools, to include AKS, Kirkham Grammar and Rossall.



**Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure)  
(England) Order 2015**

**Outline planning application - Granted Subject to BNG**

**Part 1 - Particulars of Application**

<b>Application No.:</b>	25/0202
<b>Location:</b>	POPLAR FARM, LYTHAM ROAD, WESTBY WITH PLUMPTONS, LANCASHIRE FY8 4LZ
<b>Description:</b>	OUTLINE APPLICATION FOR THE ERECTION OF 2 NO. DORMER BUNGALOWS (ACCESS, LAYOUT AND SCALE MATTERS APPLIED FOR), INCLUDING PROVISION OF FOUL WATER PACKAGE TREATMENT PLANT.

**Part 2 - Particulars of Decision**

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof **SUBJECT TO** the condition of planning permission relating to biodiversity gain contained in paragraph 13 to Schedule 7A of the Town and Country Planning Act 1990 and the following additional conditions:

1. The approval of the local planning authority shall be sought in respect of the following matters (hereinafter referred to as the "reserved matters") before any development takes place:
  - appearance, (visual impression of the dwellings, including their architecture, materials, decoration, lighting, colour and texture)
  - landscaping (including details of those soft and hard landscaped spaces, fencing, walls or other means of enclosure).

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

2. Application for approval of reserved matters shall be made to the local planning authority not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. This permission relates to the following plans:

- Location Plan - Planning Portal ref: PP-13887941v7
- Outline Planning Application Proposed Plan - Drawing no. 1625/02 revision I
- Visibility Splays - Drawing no. 1625-04

Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 1 of this permission shall accord with and/or not exceed the details shown on the approved plans insofar as they relate to the site area, the quantum of development and the means of access to the development.

Reason: The application is granted in outline only in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established by this permission.

5. Unless otherwise agreed in writing by the local planning authority, any application which seeks approval for the reserved matters of appearance and landscaping pursuant to condition 2 of this permission shall:
  - a) provide for a development that ensures that the scale of dwellings does not exceed the maximum eaves and ridge heights as detailed on the drawing titled "Outline Planning Application Proposed Plan" (Drawing no. 1625/02 revision I).
  - b) provide for a development that is based upon the landscape strategy as detailed on the drawing titled "Outline Planning Application Proposed Plan" (Drawing no. 1625/02 revision I).

Reason: To ensure that the development is consistent with the scale of existing dwellings and provides an appropriate visual appearance to the street, and in the interests of ensuring a good standard of amenity for existing occupiers in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and ENV1, and the National Planning Policy Framework.

6. No above ground works of development shall take place on each dwelling until details of finished floor levels for that dwelling, as well as ground levels for the external areas of its curtilage above ordnance datum, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure a satisfactory relationship between the development and surrounding buildings and/or land uses before ground works to establish site levels are completed in the interests of ensuring a good standard of amenity for existing and future occupiers in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

7. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, surface and foul water from the development hereby approved shall be

disposed of in accordance with the drainage strategy (Dave Halton, 19/11/2025), drawing titled "Proposed Outline Plan Foul & Surface Water Pipework & PTP" (drawing no. 1625/06) and the package treatment plant specification for shallow units.

All drainage infrastructure shown on the aforementioned plans shall be fully installed and made available for use before the dwelling hereby approved is first occupied, and shall be maintained as such thereafter.

Reason: To ensure that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Fylde Local Plan to 2032 policies CL1 and CL2 and the National Planning Policy Framework.

8. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be constructed in complete accordance with the reasonable avoidance measures (including their timetable for implementation) detailed within Section 4.2 (Species) of the Preliminary Ecological Appraisal (ref: UES, UES04794/01, 10/03/2025).

Reason: To ensure that appropriate measures are put in place when carrying out the development to minimise and/or avoid any potential disturbance to protected species in order that it does not adversely affect their favourable conservation status in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

9. No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the Local Planning Authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Fylde Local Plan to 2032 policy ENV2, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. The dwellings hereby approved shall each not be first occupied until a scheme for the installation of bat and bird boxes within the curtilage of that property has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the number, location, height, aspect and specification of the bat and bird boxes, and a timetable for their provision. The bat and bird boxes shall thereafter be installed in accordance with the details and timetable in the duly approved scheme, and shall be retained as such thereafter.

Reason: To ensure that the development delivers appropriate biodiversity enhancements as recommended in section 5 of the document titled "Ecological Assessment" by 'The Environment Partnership' dated February 2020 in accordance with the objectives of Fylde Local Plan to 2032 policy ENV2 and the National Planning Policy Framework.

11. No development shall take place until a method statement for the containment, control and/or removal of invasive plant species (as defined within the Wildlife and Countryside Act 1981, as amended) which fall within the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

- a) measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant (as defined by the Wildlife and Countryside Act 1981, as amended).
- b) a timetable for implementation (including any phasing for removal/control on different parts of the site).

The development shall thereafter be carried out in accordance with the details, timetable and phasing contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species which have been identified at the site before any development commences on affected areas of the site in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

12. The private vehicle parking and manoeuvring areas for each dwelling hereby approved, as identified on the drawing titled "Outline Planning Application Proposed Plan" (Drawing no. 1625/02 revision I), shall be constructed and made available for use before each associated dwelling is first occupied, and shall be retained as such thereafter for the parking and manoeuvring of vehicles.

Reason: To ensure adequate provision of off-street vehicle parking for the development in the interests of highway safety and amenity and to secure appropriate surface treatment of parking areas in the interests of visual amenity in accordance with the requirements of the Provision of Parking on New Developments Supplementary Planning Document, Fylde Local Plan to 2032 (incorporating Partial Review) policies GD7 and T5, and the National Planning Policy Framework.

13. Unless otherwise agreed in writing by the local planning authority, prior to occupation of each of the dwellings hereby approved, that part of the access extending from the highway boundary for a minimum distance of 5m into the site associated with that dwelling shall be appropriately paved in a porous tarmacadam, as identified on the drawing titled "Outline Planning Application Proposed Plan" (Drawing no. 1625/02 revision I), and shall be retained as such thereafter.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users, in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

14. The site access and visibility splays associated with each dwelling detailed on the drawing titled "Visibility Splays" (drawing no. 1625-04) shall be made available for use before the associated dwelling is first occupied.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent order following the revocation or re-enactment thereof (with or without modification), the visibility splays as detailed on the drawing

titled "Visibility Splays" (drawing no. 1625-04) shall thereafter be kept free of any obstructions (including buildings, walls, fences, hedges, trees, shrubs or any other obstruction) over 1 metre in height.

Reason: To ensure a suitable and safe means of access to the site for vehicular traffic and to achieve a satisfactory standard of engineering works in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

15. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following details:

- a) areas designated for the loading, unloading and storage of plant and materials;
- b) arrangements for the provision of wheel washing and road sweeping facilities to minimise the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
- c) arrangements for the parking of vehicles for site operatives and visitors;
- d) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- e) measures to control the emission of dust and dirt during the construction period;

The development shall thereafter be carried out in full accordance with the duly approved CMS.

Reason: In order to ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance to the occupiers of neighbouring properties and to avoid obstruction of the surrounding highway network during the construction of the development in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

16. No development shall take place until a scheme for tree and hedgerow protection measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837:2012) to be formed around the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.
- b) Details of any excavation to take place within the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.
- c) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees and hedgerows within and/or overhanging the site which are to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained in the duly approved scheme throughout the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are shown to be retained as part of the development before any construction

works commence in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1 and GD7.

17. If, during development, contamination which was not previously identified is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) an assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; and archaeological sites and ancient monuments.
- c) an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings on the affected part(s) of the site are first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Fylde Local Plan to 2032 policy GD9 and the National Planning Policy Framework.

18. Other than quiet internal building operations such as plastering and electrical installation, works associated with site preparation, deliveries to/ from the site and construction shall only take place between the hours of 08:00 and 18:00 Monday-Friday and between the hours of 08:00 and 13:00 on Saturdays.

Reason: To safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance during hours when surrounding residents would reasonably expect to be undisturbed in order to prevent nuisance arising in accordance with the requirements of Fylde Local Plan to 2032 policy GD7 and the National Planning Policy Framework.

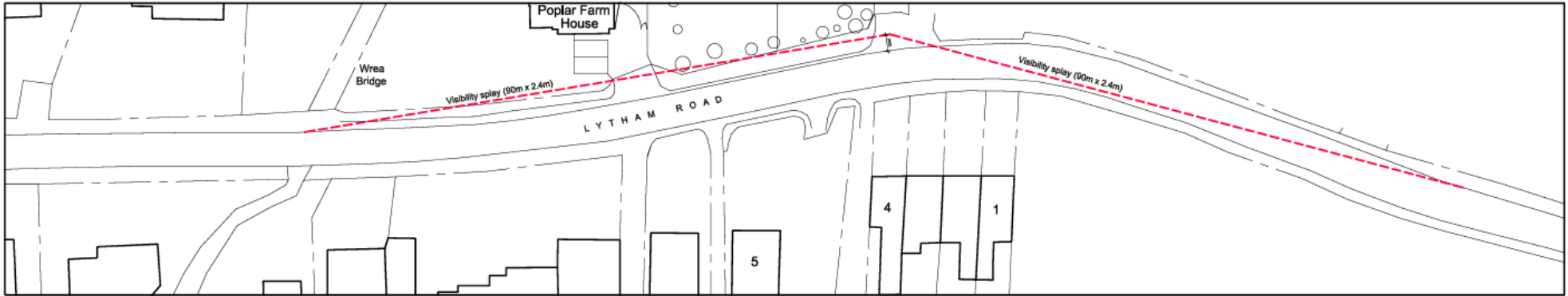
#### Informatives:

1. Statement under Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

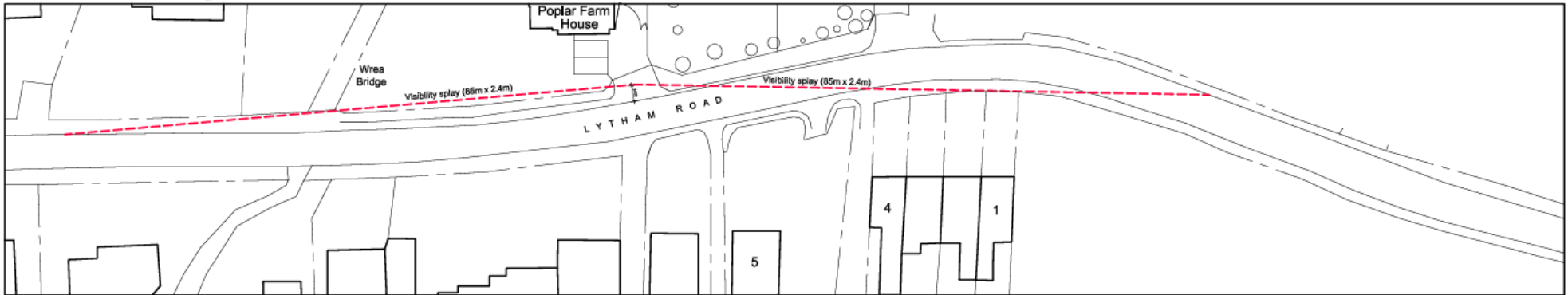
The Local Planning Authority worked positively and proactively with the applicant to identify solutions during the application process in order to ensure that the proposal comprises sustainable development and improves the economic, social and environmental conditions of the area in accordance with the development plan. These amendments have been incorporated into the scheme and/or secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 39 of the National Planning Policy Framework.



Site Visibility Splay 1



Site Visibility Splay 2



Visibility Splays - 1:500 - A2  
ref- 1625-04

Proposed Plan

## General Remarks

**Services:** Water and electric thought to be available locally, Drainage by way of a water treatment plant, shared between 4 users. This will be installed by the vendor.

**Positive covenant:** A positive covenant requiring the completion of the build of the properties within 3 years will be in the contract of sale.

**Boundaries:** The boundaries are currently indicated on site with rope and the purchasers will need to erect a fence on completion.

**Parking allocated and number of spaces :** N/A

**Construction Type :** N/A

**Building Safety:** N/A

**Restrictive Covenants :** N/A

**Listed building :** N/A

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** None known. This list is not exhaustive, we have listed those consents tha the vendors feel effect the property.

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A

**Communications :**

Broadband: Openreach available in the area

Mobile signal: EE, Vodafone, Three and 02 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

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

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Fylde Borough Council      **Council Tax Band** TBC

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. 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.

**What3words Location :** [///glad.hopeless.creatures](https://www.what3words.com/#!glad.hopeless.creatures)

**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 eaming 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 best and final offers

**SUBJECT TO CONTRACT**

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



## North Lancashire

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155



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