

An aerial photograph of a property in Blackpool. The property consists of two adjacent rectangular plots of land, both covered in green grass. The plots are separated by a low stone wall. To the right of the plots is a large, modern house with a grey roof and a swimming pool. To the left of the plots is a large, open field with some trees. In the background, there is a residential area with many houses and trees. The entire image is framed by a green border.

Land off Division Lane, Blackpool FY4 5EA

O.I.R.O £250,000 As a Whole





Site Plan

For Identification
Purposes Only

2.81 acres

0.90 acres

Land off Division Lane, Blackpool FY4 5EA

Offers in the Region of £250,000
(Offers for individual parcels may be considered)

- Excellent development potential, subject to obtaining the necessary planning consents
- Two land parcels extending to **3.71 acres (1.50 hectares)** or thereabouts
- Roadside frontage and gated access off Division Lane
- Mains water and mains electricity available
- For Sale by Private Treaty as a whole





An excellent opportunity to purchase two strategically located, and interlinked land parcels extending to approximately **3.71 acres (1.50 hectares)** in total.

Benefitting from roadside frontage and gated access off Division Lane, mains water and electricity, and no overage clawback determining its future use; this versatile property will suit a wide range of buyers.

Land off Division Lane

Extending to approximately **0.90 acres (0.36 hectares)** or thereabouts, this parcel benefits from roadside frontage and gated access off Division Lane, with mains water and electricity available, but not connected.

Currently used for horse grazing, the land is enclosed by a mixture of established hawthorn hedging, post and rail fencing and timber panelled fencing. A useful timber shed under a felt roof is also situated on the land.

The land is conveniently located in an attractive residential setting, however was twice refused planning consent for up to 3 dwellings under planning references 23/0682 (October 2023), and 25/0689 (March 2026) with Blackpool Council. Prospective purchasers are advised to make their own enquiries regarding any future development potential.





Land off Sandy Lane

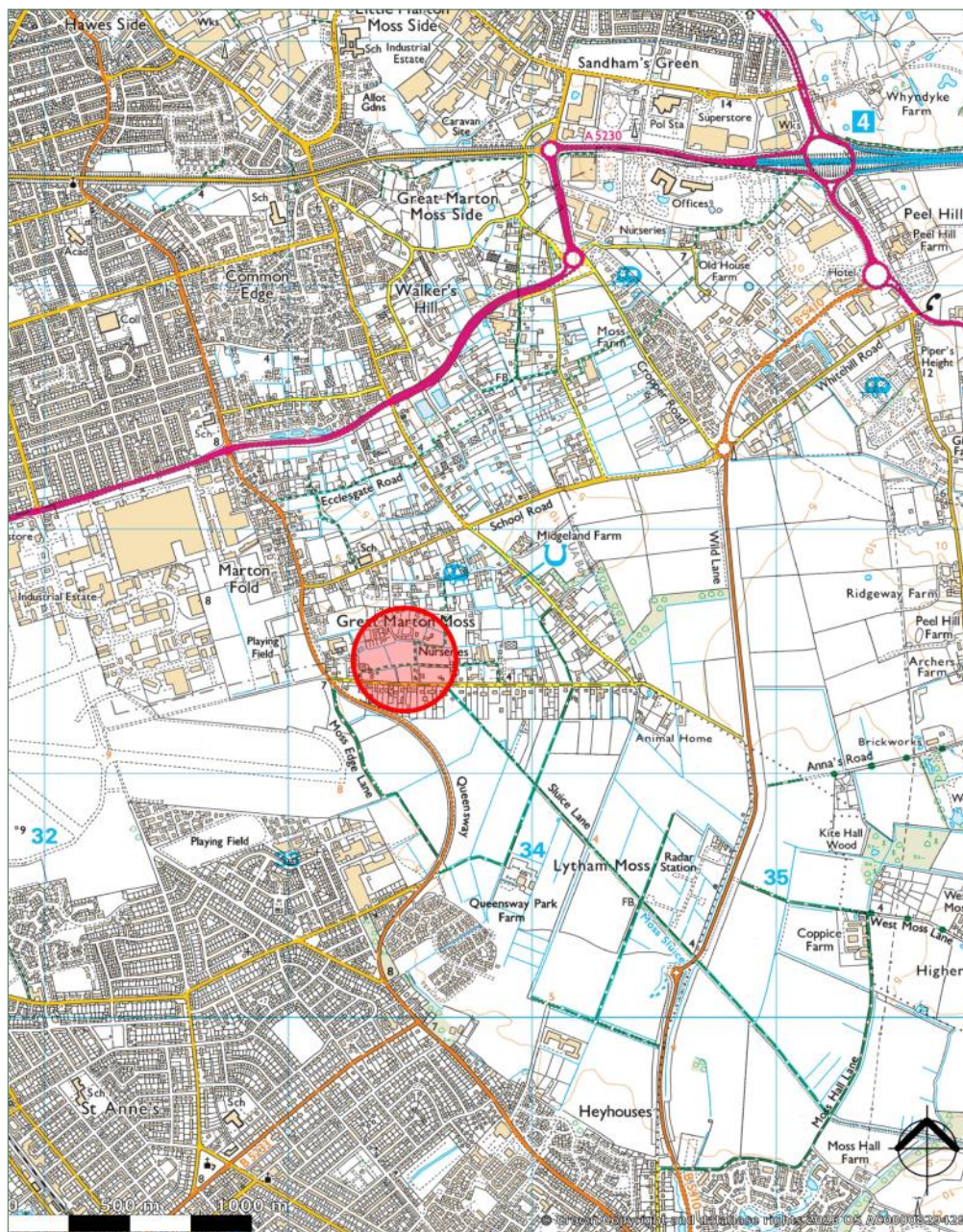
Being the larger of the two field parcels, this parcel extends to **2.81 acres (1.14 hectares)** or thereabouts.

The parcel fronts Sandy Lane, a no through road offering a private setting, and is accessed via the land off Division Lane and through the bridleway shaded green on the site plan.

Similar to the Land off Division Lane, the land is currently used for horse grazing.

Offering two well-proportioned field parcels that can be utilised separately or individually with mains services, this versatile property would suit a wide range of buyers.





Location

Division Lane, Blackpool provides a convenient position on the Fylde Coast, combining a semi-rural setting with excellent accessibility to the nearby centres of Blackpool, Poulton-le-Fylde, and Lytham St. Annes. Properties along Division Lane offer upmost privacy with views of the open countryside whilst remaining close to urban amenities.

With recent and ongoing improvements to the road networks, the area also benefits from good road connections, with the M55 providing onward access to Preston and the wider M6 motorway network. Rail services are also available from nearby Poulton-le-Fylde and Blackpool, providing connections to Preston, Manchester, Liverpool and destinations further afield.

Amritstead 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 to 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 Amritstead 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 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 Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

General Remarks

Services : The property has the benefit of mains water and mains electricity. We understand these services are currently disconnected.

Restrictive Covenants : The 0.90 acres land off Division Lane is subject to a covenant requiring any purchaser or their successors to gain consent from the previous vendors for the erection of any building or other structure, or for any alteration, extension or addition to the property. Any consent is not to be reasonably withheld.

Conservation Area / National Landscapes : The land is located within the Marton Moss Conservation Area.

Easement, and Wayleaves or Rights of Way : We understand there are no easements, wayleaves or rights of way affecting the property.

Footpaths / Bridleways : There is a bridleway separating the two land parcels, shown shaded green on the site plan, and provides access to the land off Sandy Lane.

Flooding : The property has not flooded within the last five years. According to the Environment Agency's website, Land off Sandy Lane lies predominantly within Flood Zone 1, with the boundary falling within Flood Zone 2. Land off Division Lane lies entirely within Flood Zone 1 and is considered to be at a low risk of flooding.

Unimplemented / Planning Consents affecting the property : There are no unimplemented planning consents. The existing vendor has been refused two planning applications on the land as follows:
23/0682 - Permission In Principle for residential development for 2-3 detached dwellings (refused October 2023)
25/0689 - Erection of a single private dwelling house and garage (refused March 2026)

Coal field / mining area : According to information obtained from the Local Authority and British Geological Survey, the property does not lie within a coal field or mining area.

Communications :

Broadband : Standard and superfast broadband are available in the area.

Mobile signal : EE, Vodafone, Three and O2 are available in the area and have good connection.

B4RN : Vendor advised the property is not connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.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.

Local Authority : Blackpool Council

Title & Tenure : The property is offered for sale Freehold under the title numbers LAN255912 and LAN10203 with vacant possession upon completion.

Viewings : The viewing of the land may be carried out in daylight hours when in possession of the sales particulars. Please note that land and farms are extremely dangerous places and the following directions regarding health and safety should be noted:

Health & Safety : Care should be taken even when accompanied:

- Please do not climb gates, fences or other ancillary equipment on the land.
- No children are to be allowed on site even if accompanied.
- Armitstead Barnett LLP as the agent acting on behalf of the vendor accept no responsibility for loss or damage caused whilst viewing the land.

What3words Location : //lakes.dice.clock

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 best and final offers.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT





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