



Building Plot off Islay Road, Lytham St. Annes, Lancashire, FY8 4AD

Asking Price: £800,000





PROPOSED
FRONT ELEVATION
1:100



PROPOSED
RIGHT HAND SIDE ELEVATION
1:100

Proposed Elevations



PROPOSED
REAR ELEVATION
1:100

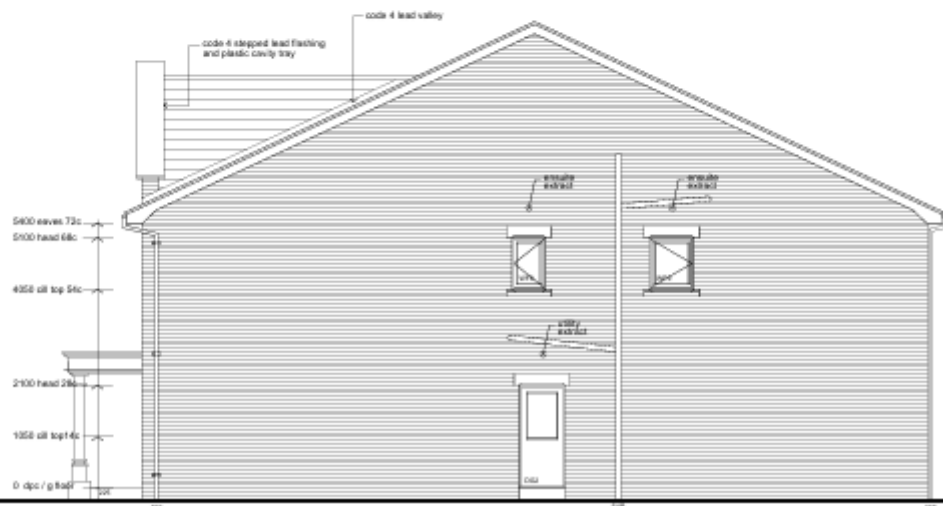


PROPOSED
LEFT HAND SIDE ELEVATION
1:100

Proposed Elevations



front elevation



side elevation

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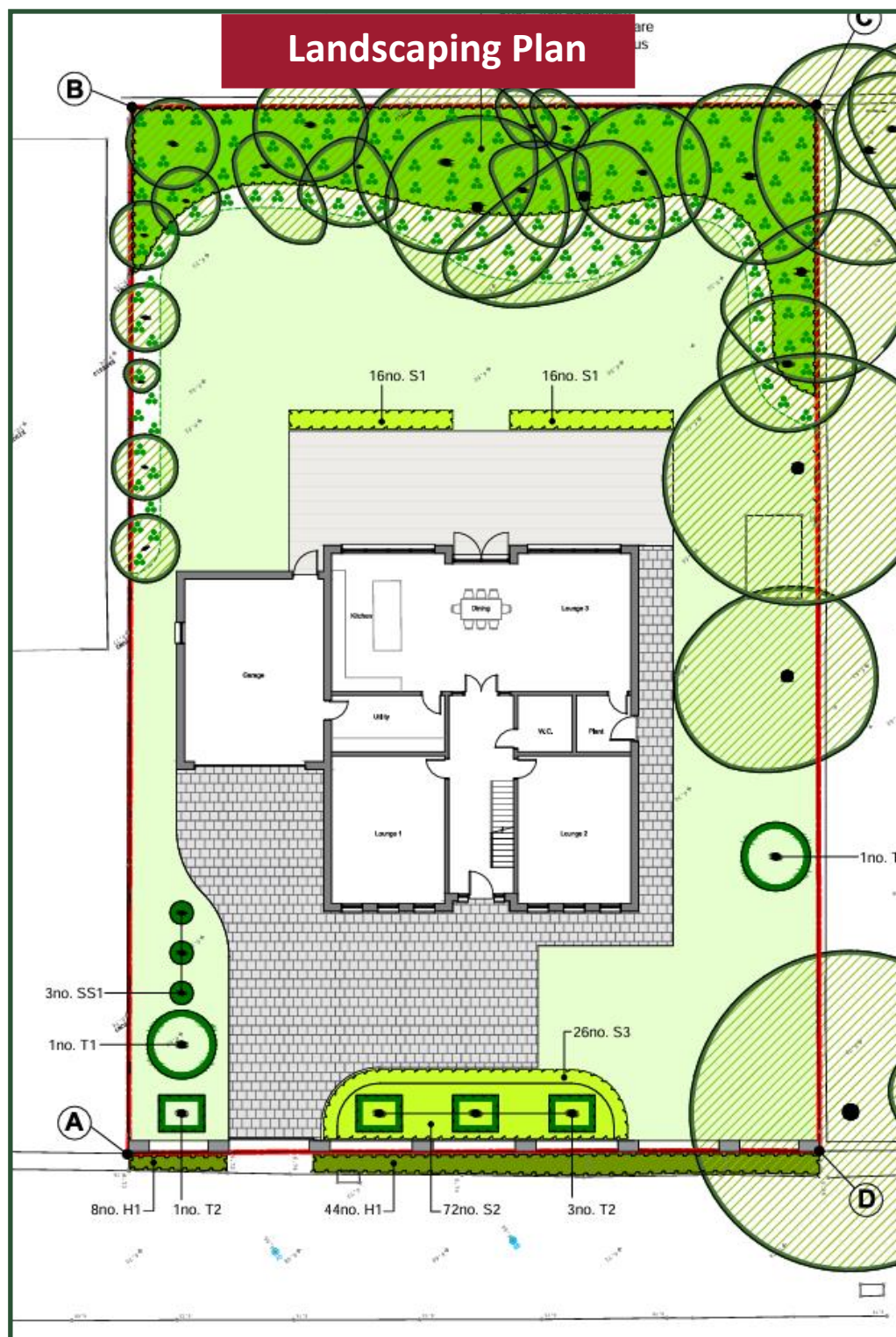
- Fantastic development opportunity
- Land with planning consent for substantial dwelling
- Total plot area of 0.34 acres (0.14 ha) OTA
- Planning application number **23/0309** with Fylde Borough Council
- Set along one of the most prestigious roads on the Fylde Coast
- Short drive to Ansdell and Lytham Town Centre
- Good access to the main road and motorway network

Site Plan



A rare building plot found on Islay Road – one of the Fylde Coasts finest addresses. This fantastic parcel of land is a unique opportunity to build a substantial family sized home. Set along the prestigious Islay Road, once built, the house will sit with other high end homes in this location.

Planning conditions have been approved by Fylde borough council. Planning consent was gained under application number 23/0309 with Fylde Borough Council. The planning consent and some of the plans are found within this brochure. We would draw your attention to the planning conditions and the correct versions of the plans. The full plans can be found on Fylde Borough Councils website.



The current drawings show a visually balanced property, with a door central to the living accommodation, the door will open into a spacious entrance hall with a w.c. off and a staircase rising to the first floor. With a nod to tradition there are reception rooms either side of the entrance hall and a spacious living kitchen to the rear with patio doors and windows out to the rear gardens. A plant room, utility room are also found, along with a door from the utility room to the garage. The staircase will then rise to the first floor landing. The principal bedroom is found to the rear with a large ensuite and dressing room, whilst bedrooms 2 and 3 also have a dressing room and ensuite but enjoy views to the front. The staircase rises to the second floor where there will be two further bedrooms and a shared bathroom.

Lytham St Annes is a sought-after destination location with plenty of amenities and in a gorgeous estuary / coastal position. The town enjoys the benefit of plenty of open spaces to be enjoyed by many. There are plenty of amenities in the locality to include a range of shops, supermarkets, places of worship, plenty of leisure activities, bars and restaurants. There are a good range of schools in the area including the private schools of AKS (very local), Kirkham Grammar School and Rossall School.



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

Full Planning Permission - Granted

Part 1 - Particulars of Application

Application No.:	23/0309
Location:	MIRASOL, 8 ISLAY ROAD, LYTHAM ST ANNES, LANCASHIRE FY8 4AD
Description:	ERECTION OF DWELLING.

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 following conditions:

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- Location Plan - Drawing no. MIR/LOC
- Proposed Site Plan - Drawing no. MIR / 010
- Proposed Floor Plans - Drawing no. MIR / 110 Received 27/6/2024
- Proposed Elevations - Drawing no. MIR / 310 Received 27/6/2024
- Proposed Street View and Visualisation - Drawing no. MIR/311 Received 27/6/2024
- Landscape Proposals - Drawing no. 4201-03 Rev D
- Tree Protection Plan - Drawing no. 4201-02 Rev B
- Tree Constraints Plan - Drawing no. 4201-01

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans in the interests of proper planning in accordance with the policies contained within the Fylde Local Plan to 2032 (incorporating Partial Review) and National Planning Policy Framework.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works of development shall take place until samples or full

details of all materials to be used on the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

4. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, boundary treatments to the site shall be erected in accordance with the details (including their siting, height, materials, finish and design) shown on drawing nos. MIR/311 and MIR/310 Received 27/6/2024 before the building hereby approved is first occupied, and shall be retained as such thereafter.

Reason: To ensure clear demarcation of public and private areas, to achieve adequate levels of privacy between neighbouring dwellings and to ensure that the design of boundary treatments is sympathetic to the character and appearance of the area in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

5. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the soft landscaping scheme for the development shown on drawing nos. 4201-03 Rev D shall be carried out no later than during the first planting season that occurs after the dwelling hereby approved is first occupied. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in order that the development assimilates sympathetically into its surroundings, to provide an appropriate landscape buffer with surrounding land uses, to enhance the character of the street scene by providing tree lined streets and to provide appropriate biodiversity enhancements in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policies ENV1, ENV2 and GD7, and the National Planning Policy Framework.

6. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the following windows shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied:

- a) The first floor eastern side elevation window which serves an ensuite bathroom.
- b) The first floor western side elevation window which serves an ensuite bathroom.

The duly installed obscured glazing shall be retained as such thereafter.

Reason: To ensure that appropriate measures are put in place to limit the potential for overlooking between future occupiers of the approved dwellings and existing properties in order to ensure a high standard of amenity for existing and future occupiers in accordance with the

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requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7 and the National Planning Policy Framework.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the revocation and re-enactment thereof, with or without modification), no development permitted by Schedule 2, Part 1, Classes A, AA, B, C, E and F shall be carried out at the dwelling hereby approved.

Reason: To prevent overdevelopment of the site, to ensure that satisfactory provision of outdoor amenity space for future occupiers of the dwelling is maintained and to safeguard the amenities of the occupiers of adjacent dwellings in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7.

8. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no gates, fences, walls or other means of enclosure shall be erected, constructed, improved or altered within the area of garden curtilage identified (outlined in red) on drawing no. MIR / LOC.

Reason: To ensure that any boundary treatments provided to enclose the garden area are of an appropriate design that is sympathetic to the character and appearance of the site and its surroundings in the interests of visual amenity in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) policy GD7, and the National Planning Policy Framework.

9. The dwellings hereby approved shall not be occupied until a scheme for the installation of bat and bird boxes within the development 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 in accordance with the objectives of Fylde Local Plan to 2032 (incorporating Partial Review) policy ENV2 and the National Planning Policy Framework.

10. The development shall be carried out in strict accordance with the Arboricultural Method Statement and associated details in Appendix 3, 4 and 5 of the Tree Survey and Arboricultural Impact Assessment by Richard Eaves with ref RE4201 / 4202 Issue 3 April 2024. The identified tree protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees which are 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 GD7 and ENV1.

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11. 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:

- hours and days of work for site preparation, delivery of materials and construction;
- areas designated for the loading, unloading and storage of plant and materials;
- 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;
- arrangements for the parking of vehicles for site operatives and visitors;
- arrangements for vehicle manoeuvring to be made within the site including swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- times when trips by heavy construction vehicles should not be made to and from the site (e.g. to avoid peak hours);
- measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
- measures to control the emission of dust and dirt during the construction period;
- measures to monitor, mitigate and control noise and vibration during the construction period, including the management of complaints;
- a nominated person who will act as the 24 hour point of contact in the event of any emergencies;
- the erection and maintenance of security hoarding;
- a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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

Reason: To ensure that appropriate measures are put in place before any development commences to limit the potential for noise, nuisance and disturbance which may harm the amenity of surrounding occupiers and to avoid undue obstruction of and/or disruption to the function of the surrounding highway network during the construction of the development in the interests of highway safety in accordance with the requirements of Fylde Local Plan to 2032 (incorporating Partial Review) 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 38 of the National Planning Policy Framework.

2. United Utilities Informative

The applicant's attention is drawn to the comments of United Utilities in their consultation response of 4 May 2023 which indicate that a Water Pipeline or its easement may be affected by the development, and that United Utilities will not allow development that could impact on that asset.

Their standard advice is :

"It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for

Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity."

Summary of Relevant Policies and Guidance

This decision has been made having regard to the National Planning Policy Framework, the policies contained within the Development Plan and all other relevant guidance and material planning considerations. In particular, the decision reflects the requirements of the following policies which are from the Fylde Local Plan to 2032 (incorporating Partial Review) unless stated otherwise:

GD1 - Settlement Boundaries Lytham St Annes
GD7 - Achieving Good Design in Development
H1 - Housing Delivery and the Allocation of Housing Land
S1 - The Proposed Settlement Hierarchy
DLF1 - Development Locations for Fylde

Date of Decision: 5 August 2024

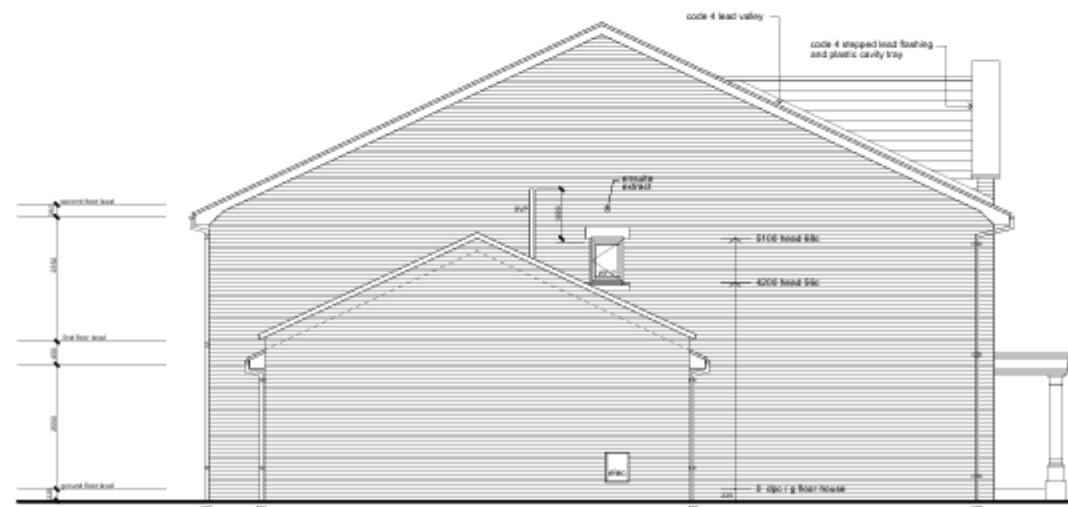
Signed:

Head of Planning
Fylde Borough Council
Town Hall
Lytham St Annes
FY8 1LW

Proposed Elevations



rear elevation



side elevation

General Remarks

Services: The property currently has no mains services connected.

Parking allocated and number of spaces : Driveway parking and attached garage.

Construction Type: Standard

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

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 Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : Planning consent 23/0309

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Good outdoor/variable in home signal 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

CGI Imagery: The CGI images found within this brochure are indicative only and should not be relied on. The planning consent documents found on Fylde Borough Councils website give a true impression of the intended design.

Please note: Amitstead 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 BSc (Hons) MRICS FAAY FNAEA 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. Please note that CCTV and or recording devices may be in operation at the property during viewings

Health and Safety: Please do not enter the site as it is currently overgrown and surrounded by Herras fencing.

What3words Location : rise.sour.polar

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

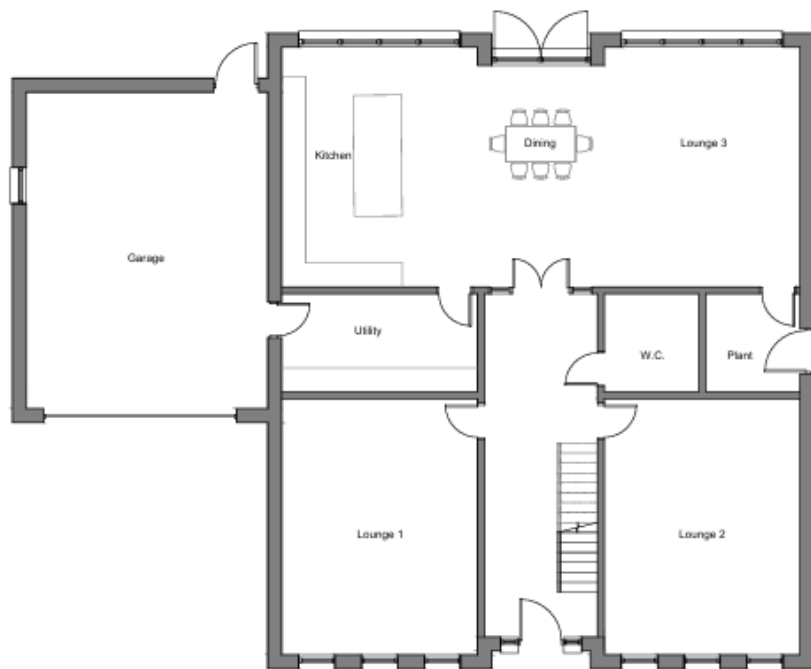
Use of AI: Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

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.

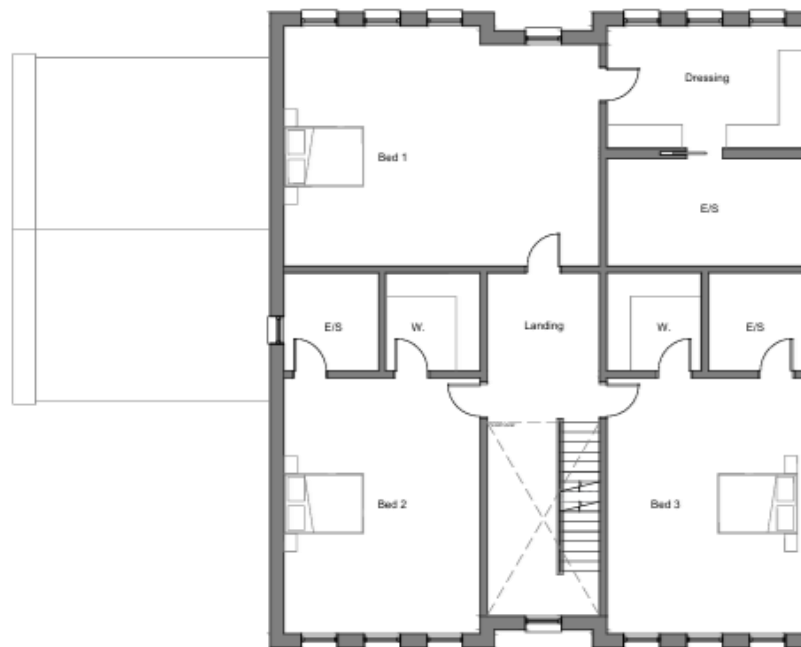
Date photographs taken: September 2026

SUBJECT TO CONTRACT

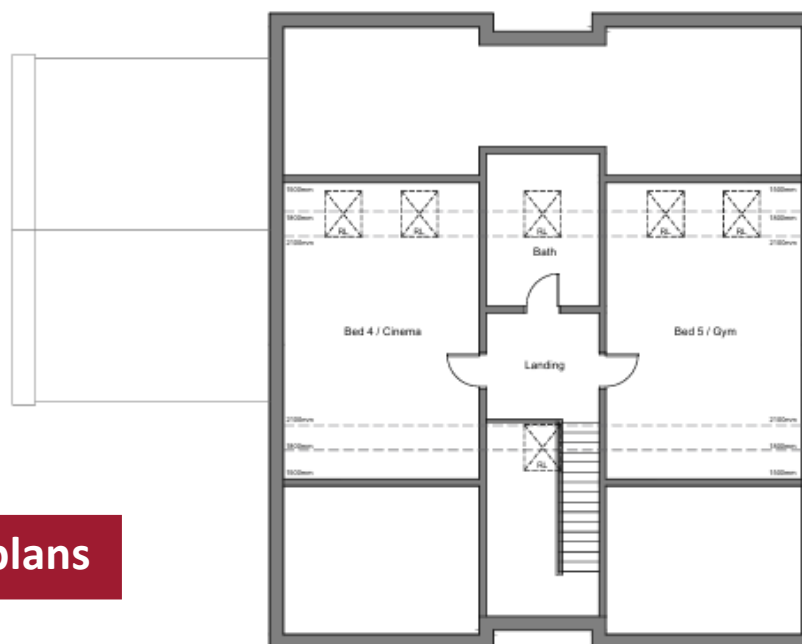




**PROPOSED
GROUND-FLOOR PLAN
1:100**



**PROPOSED
FIRST-FLOOR PLAN
1:100**



**PROPOSED
SECOND-FLOOR PLAN
1:100**

Proposed Floorplans

Amitstead 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 Amitstead 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 Amitstead 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



Abarnett.co.uk

Stay in the loop!

