

Development plot for sale

1.22 acres

Upon the instructions
of Aldi Stores Limited



To Lytham St Annes
Town Centre &
Blackpool

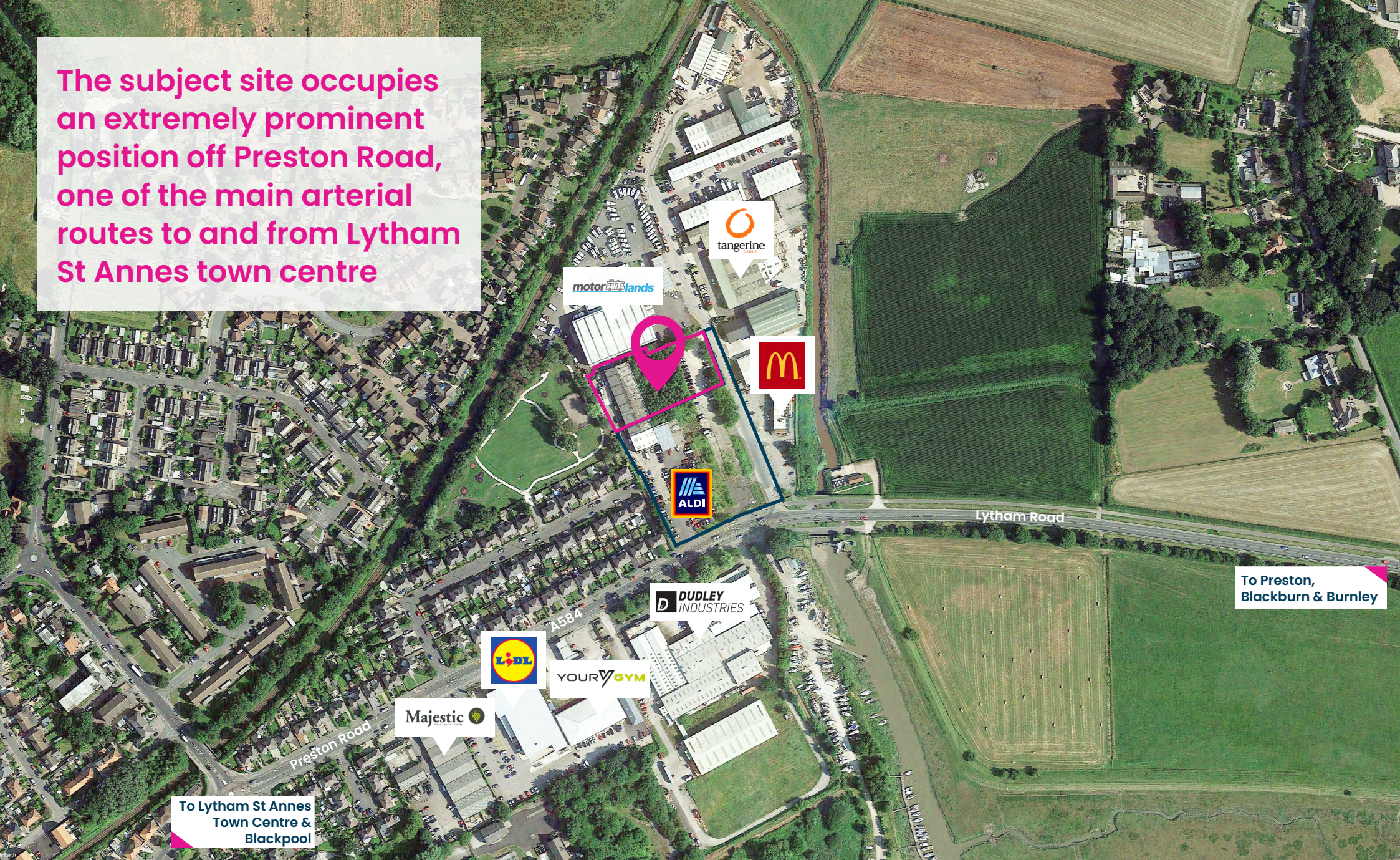
To Preston,
Blackburn & Burnley

**Lamb
Swift &**
Commercial Property

- Employment development opportunity of interest to end operators
- Scheme to be anchored by new Aldi Foodstore
- Individual plot available to accommodate occupier requirements
- Main arterial route through Lytham St Annes
- 11,600 vehicles passing the site per day (Source: Highways England)

**Boundary Road
Lytham St Annes**

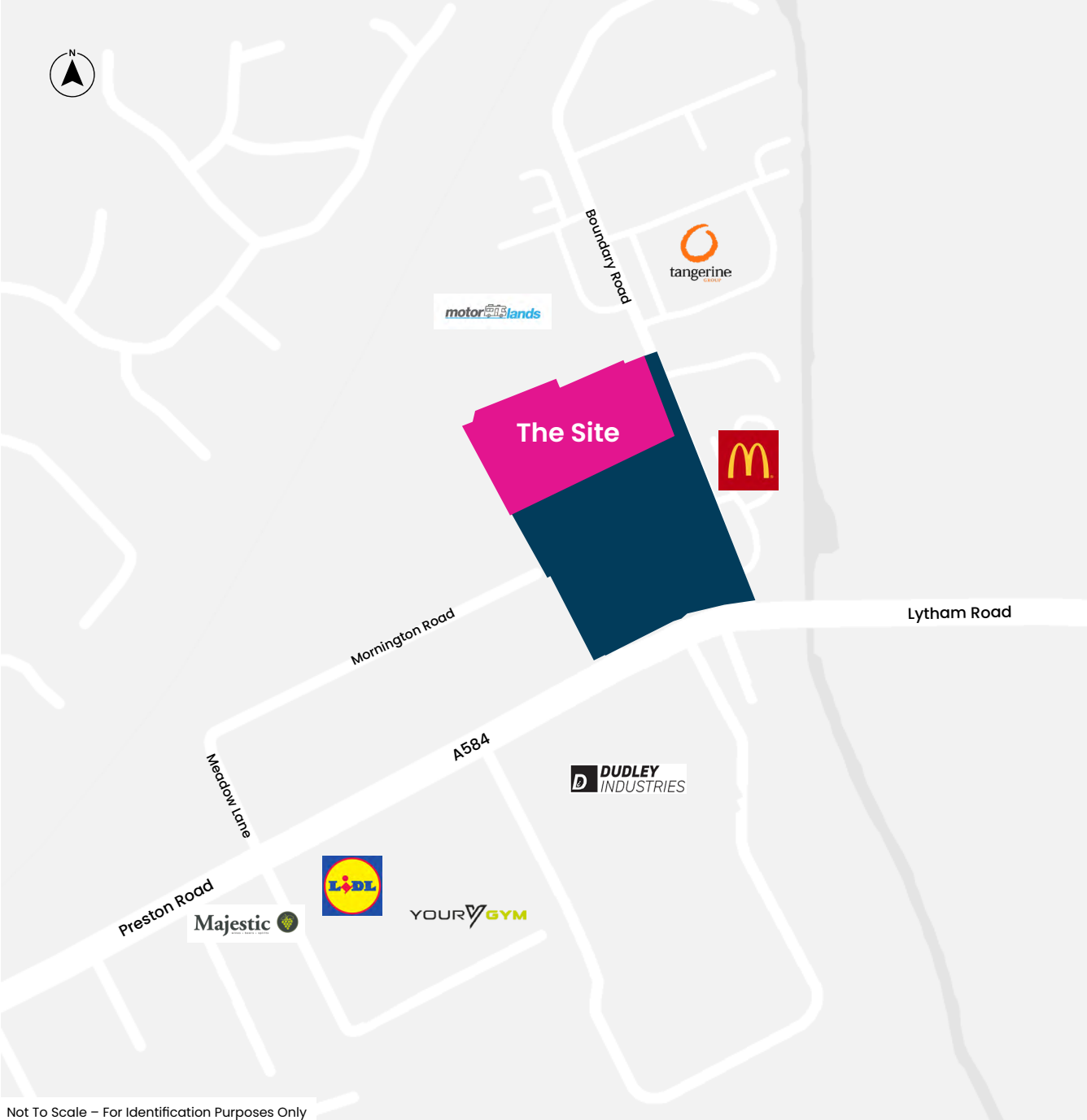
The subject site occupies an extremely prominent position off Preston Road, one of the main arterial routes to and from Lytham St Annes town centre



To Lytham St Annes
Town Centre &
Blackpool

To Preston,
Blackburn & Burnley

Boundary Road
Lytham St Annes



Not To Scale – For Identification Purposes Only



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The site is situated off the A584 Preston Road within an established commercial trade and residential location

We understand that 11,600 vehicles pass the site per day, making the road one of the busiest routes in Lytham.

According to the 2021 Census, the town has a population of 42,689 persons.

The site is just over a mile from Lytham town centre. Blackpool is 20 minutes West of the site and Preston 30 minutes to the East.

Boundary Road
Lytham St Annes

The total employment plot is 1.22 acres

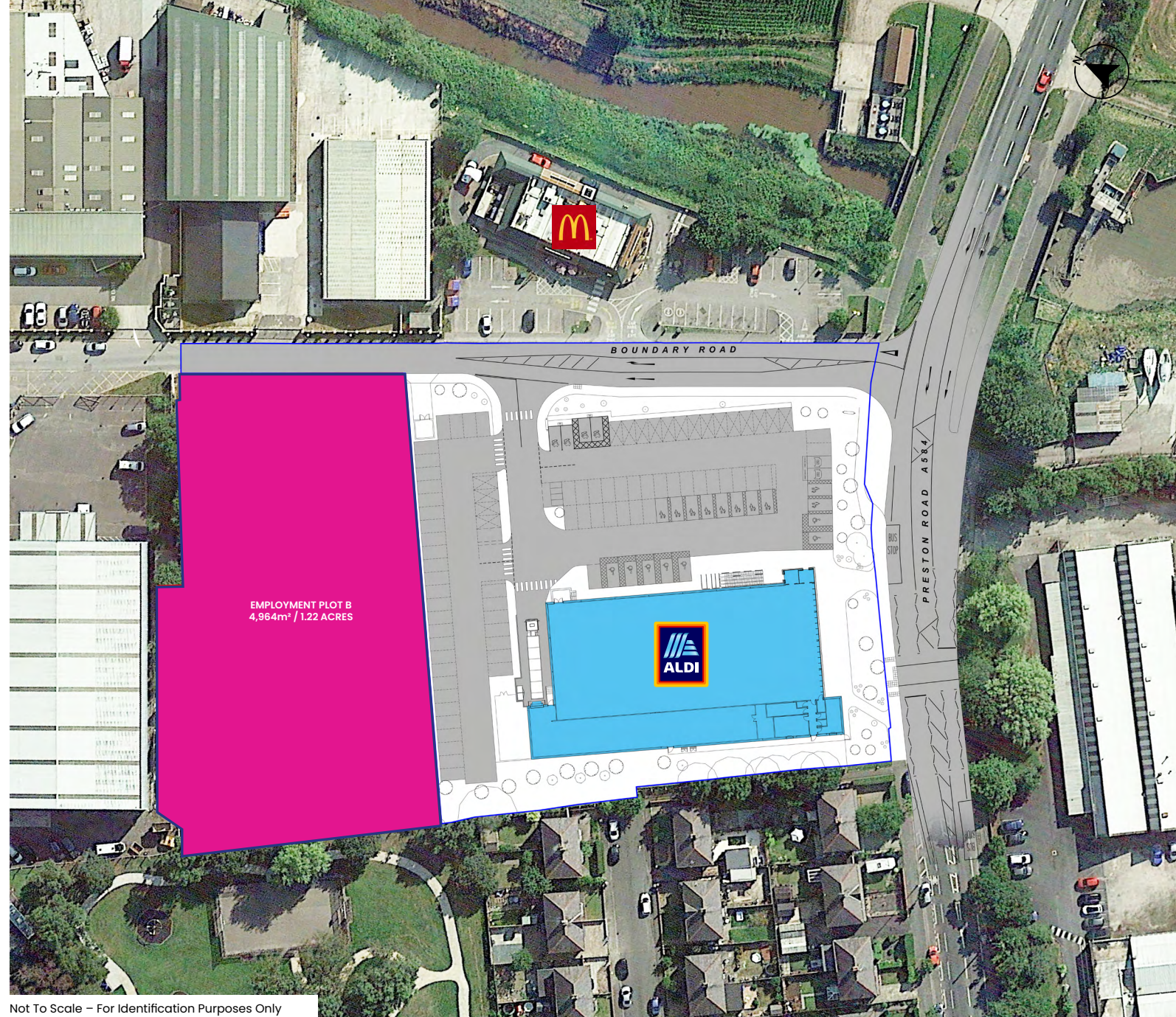
The proposed development plot forms part of a wider development scheme, part of which is due to be retained and developed by Aldi for one of their new format foodstores.

Full planning has already been granted for both the Aldi and a proposed storage / employment development.

Plot B is available for sale on an unconditional or "subject to planning" basis, with Aldi looking to provide agreed services to site boundaries. Further details available upon request.

Planning

Details of the extant planning permission can be found on the Fylde planning website under application number 22/0593.



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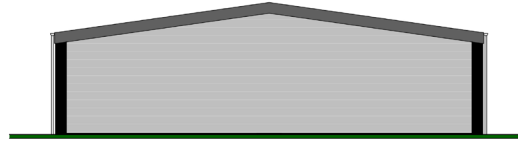
Boundary Road
Lytham St Annes

Current planning approved elevations

ELEVATION E1



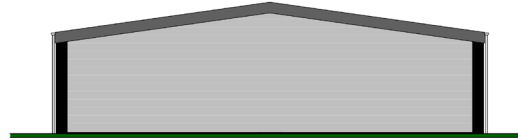
ELEVATION E2



ELEVATION E3



ELEVATION E4



Approved streetscene elevations





CGI For Illustrative Purposes Only

PLANNING

As mentioned previously, planning consent has already been obtained for the previous scheme. (Application No: 22/0593)

However, individual and Developer interest is invited on the plot on a subject to planning basis. Alternative layouts are possible, prospective purchasers to make their own enquires at the local planning authority.

PRICE/TERMS

The plot is available on either a conditional or unconditional basis on terms to be agreed.

EXCLUSIVITY

There will be a general restriction against food supermarket use on the remaining plot.

SPECIFICATION

As indicated above, serviced plot available, subject to individual's service requirements. Further details upon request.

CONTACT

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**Boundary Road
Lytham St Annes**