

# FOR SALE/TO LET

COMMERCIAL DEVELOPMENT LAND /  
OPEN STORAGE

4.77 ACRES (1.93 HECTARES)

Lamb & Swift  
Commercial Property

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## LAND AT COPSE ROAD FLEETWOOD FY7 6RP

- Gross site area of 4.77 acres (1.93 hectares).
- Previous planning consent for the erection of 6 high specification buildings comprising of up to 13 business units (20/00128/FULHAJ) - now expired
- Visibility from Copse Road and Amounderness Way
- Cleared and level site ripe for development
- Offers Invited for the freehold interest and Leasehold Proposals for open storage use.



### LOCATION

Located and with good vehicular access off Copse Road the site benefits from excellent visibility from Amounderness Way \*A585). The site is situated just to the south east of Fleetwood Town Centre within an established employment and industrial area and benefits from convenient transport links.

### DESCRIPTION

Comprising a substantial and regular shaped and level (clear of all buildings), development site extending to approximately 4.77 acre (1.93 hectares).

The site has previously had the benefit of planning permission from Wyre Council (ref: 20/00128/FULHAJ), dated 28<sup>th</sup> October 2020. The proposal comprises the construction of 6 industrial buildings providing for up to 13 high specification business units for B1(c), B2, B7, B8 use, with associated access and landscaping.

Leasehold offers for the site as open storage use will be considered.

### SITE AREA

We have scaled the site using Edozo and have subsequently calculated the total gross site area to be:-

ACRES	HECTARES
4.77	1.93

### TENURE

Held Freehold under Title Numbers LA961377 and LA768682.

### VAT

VAT is applicable at the prevailing rate.

### SALE PRICE

Offers invited on an unconditional or conditional basis or Leasehold offers for open storage purposes, based on a new 5 year lease at a rent of £30,000 per annum per acre.

### SERVICES

We have assumed that all mains services are to be available, however, prospective purchasers are advised to make their own enquiries in relation to the availability, capacity and location of such services.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Contact: Nick Swift

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