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Property Details – **UNDER OFFER**

**DEVELOPMENT SITE FOR SALE**  
**Warren Drive, Thornton Cleveleys,**  
**Blackpool, FY5 3TG**



**APPROXIMATELY 3.48 HECTARES/8.6 ACRES**

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## Location

Thornton Cleveleys is located approximately 5 miles north of Blackpool Town Centre and is supported by excellent communication links to the M55 Motorway and National network beyond. The site's location is shown for identification purposes only on the plan opposite.

## Planning/Alternative Uses

The site benefits from an Outline Planning Consent for "Office Development" which has been supplemented by a Reserve Matters Consent (Feb 2004) for a single, 3 storey office building of 5,574 sq m (60,000 sq ft). The Vendor has undertaken

certain preparatory works to retain the planning use.

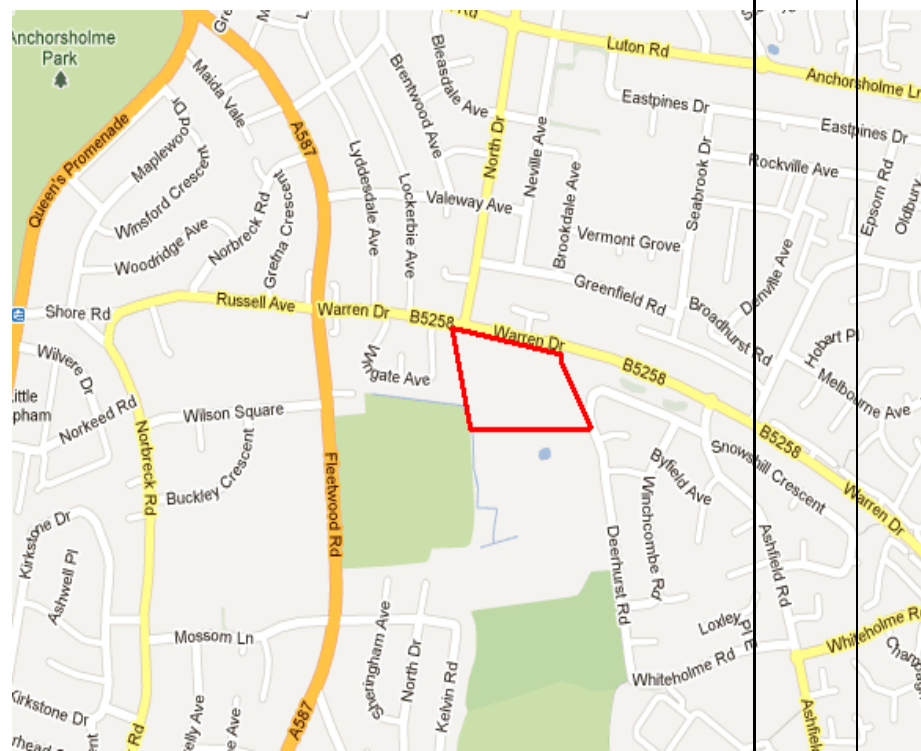
Alternative uses may include Hotel, Housing, Care Home, Medical/Educational establishment subject to the necessary planning consents. (Interested Parties are advised to speak with the Local Planning Office – 01253 477477).

**Price/VAT** – Price on Application. VAT will be payable on any transaction

**Costs** - Each Party is to be responsible for their own costs in relation to this transaction.

**Contact** – Please contact Eddy Cottrell at Cottrell Commercial on **01928 733333** or via e-mail at [eddy@cottrellcommercial.co.uk](mailto:eddy@cottrellcommercial.co.uk)

## Plan



Please note that this plan is for 'identification purposes only'.

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