

FOR SALE



DEVELOPMENT SITE WITH PP FOR 22 HOUSES C 1.16 ACRES

**Site at
Heeley Road/
St David's Road North
Lytham St Annes
FY8 2JX**

- Planning ref 25/0358
- PP for 19 x 3 storey townhouses and conversion/extension of former Co-op to 3 x dwellings
- Easy walking distance of coast
- St Anne's-on-the-Sea Railway Station less than 1 mile south east

LOCATION

The site is located at the junction with Heeley Road and St David's Road North in Lytham St Annes. All town centre shops, bars and restaurants in St Anne's are less than 1 mile south East. St Anne's-on-the-Sea Railway Station is also less than 1 mile south east. Junction 4 of the M55 motorway is approx. 5 miles north east.

DESCRIPTION/PLANNING

The site comprises land extending to c 1.16 acres on either side of Heeley Road including a former Co-op building.

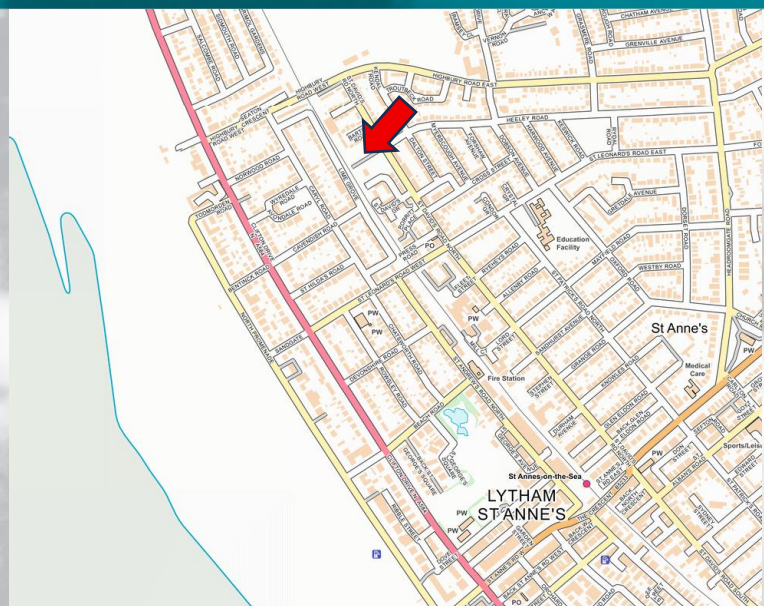
The site has been granted planning from March 2026 subject to agreement of the section 106 (s106 - we are informed this is likely to be £45,500) for 22 dwellings. This includes 19 x 3 storey townhouse and 3 dwellings forming a conversion and extension of the former Co-op building on site. Planning ref 25/0358 – documents accessible via Fylde Council planning portal.

PURCHASE PRICE

Offers in excess of £850,000.

TENURE

Part freehold/Part long leasehold – held under several titles – further information on request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING/ENQUIRIES

By appointment with the sole agents:-

W T Gunson

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Date of Preparation: March 2026

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ARCHITECTS CGI IMAGES



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SITE LAYOUT PLANS

