



ST. GEORGE'S  
LYTHAM ST. ANNES

Former St. George's Care Home,  
2-4 Marine Drive, Lytham St. Annes,  
Lancashire, FY8 1AU

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**01772 883388**

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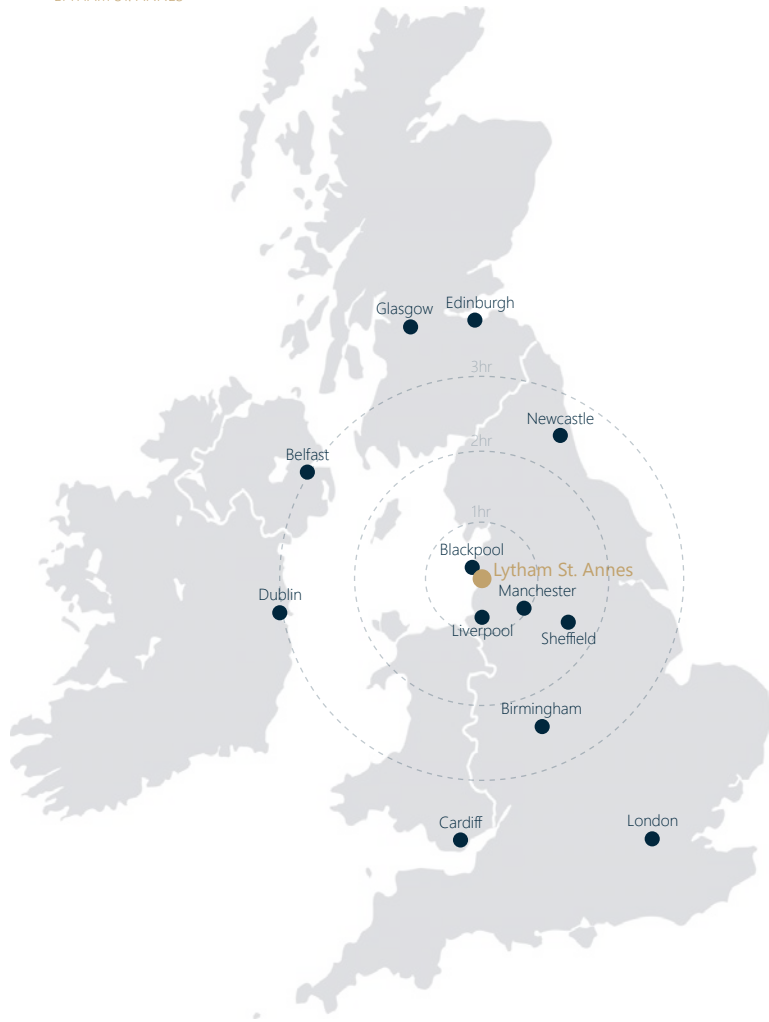
FOR SALE

DEVELOPMENT OPPORTUNITY

WITH PLANNING PERMISSION



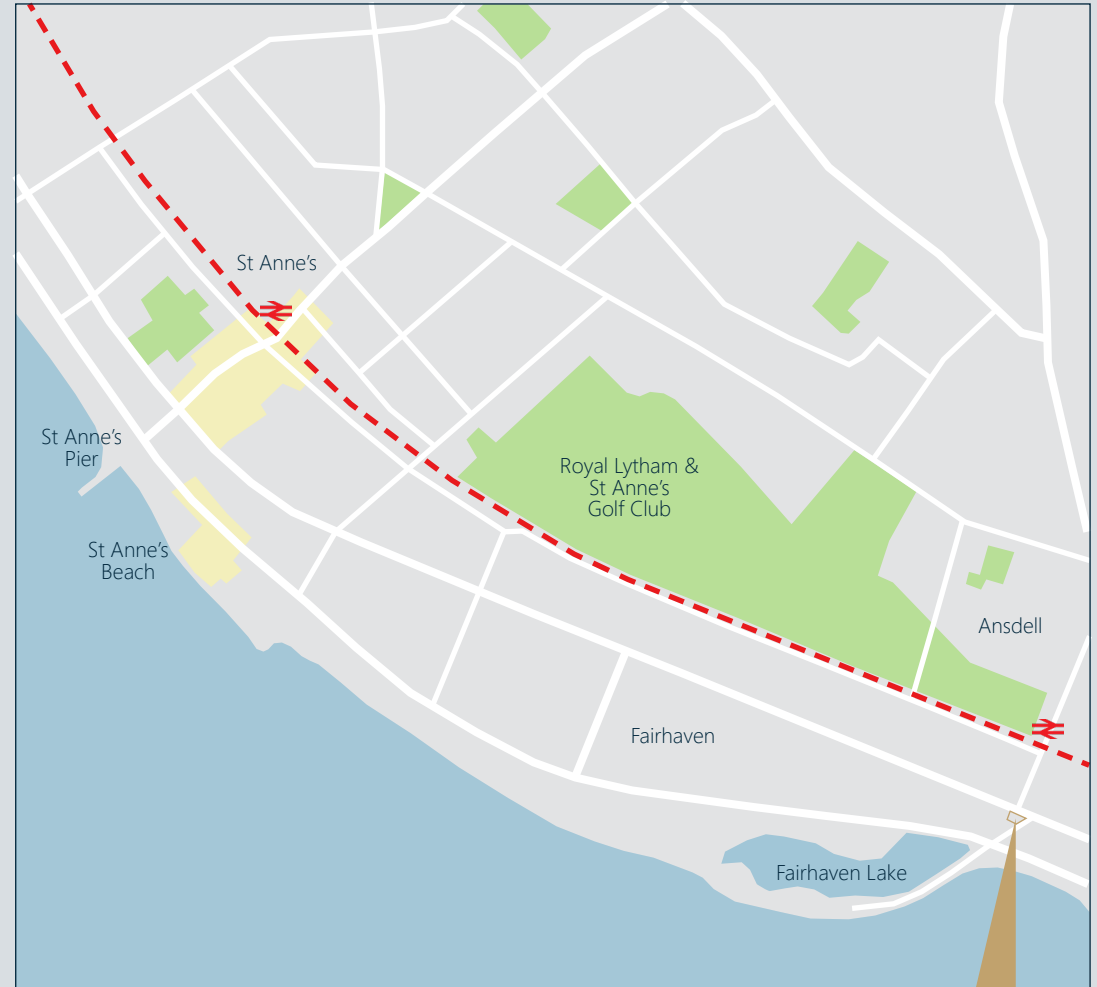
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# LOCATION

2-4 Marine Drive, Lytham St. Annes, Lancashire, FY8 1AU



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Current Aerial View



# THE SITE

Gross Site Area: 1580m<sup>2</sup> / 0.158ha / 0.39acres

Existing GIA: 869m<sup>2</sup> / 9354ft<sup>2</sup>

Proposed GIA: 1022m<sup>2</sup> / 11,000ft<sup>2</sup>



Proposed Approved Site Plan



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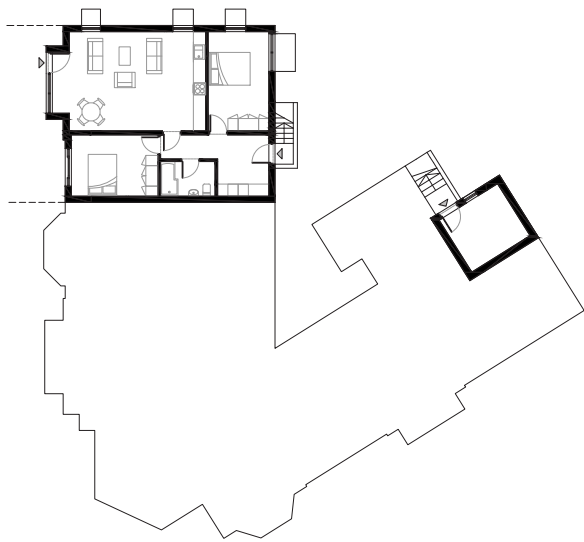
FOR SALE: £POA

## FAST FACTS

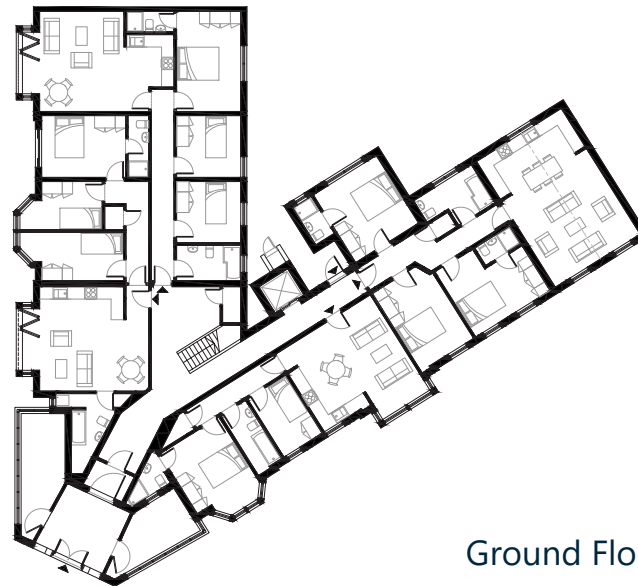
- Freehold
- Full planning permission for 9x apartments - 7x 3-bed & 2x 2-bed
- 3.5-storey conversion
- Less than 250m from Ansdell & Fairhaven Train Station, including local centre - comprising a range of cafes, bars and shops.
- Within 100m of Inner Promenade, including the beach and Fairhaven Lake.



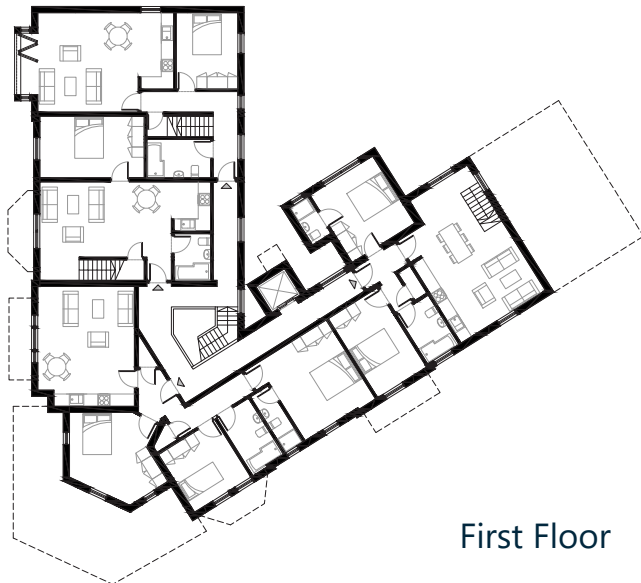
# ACCOMMODATION SCHEDULE



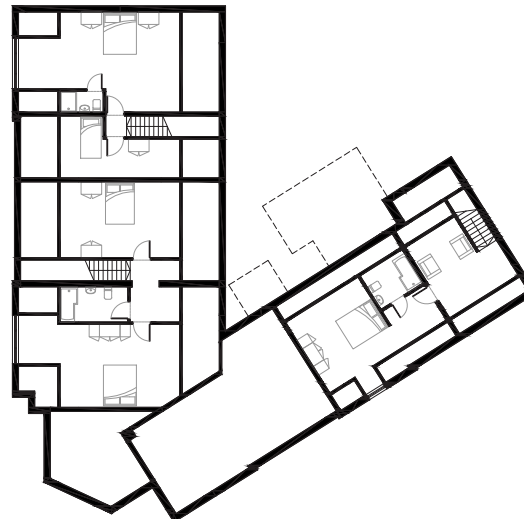
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approved floor plans shown opposite.

Floor areas are approximate only, plans are not to be measured from.

Apartment No.	Area	
1	80m <sup>2</sup>	861ft <sup>2</sup>
2	85m <sup>2</sup>	915ft <sup>2</sup>
3	82m <sup>2</sup>	883ft <sup>2</sup>
4	63m <sup>2</sup>	678ft <sup>2</sup>
5	112m <sup>2</sup>	1205ft <sup>2</sup>
6	97m <sup>2</sup>	1044ft <sup>2</sup>
7 (Duplex 1)	105m <sup>2</sup>	1130ft <sup>2</sup>
8 (Duplex 2)	111m <sup>2</sup>	1195ft <sup>2</sup>
9 (Duplex 3)	113m <sup>2</sup>	1216ft <sup>2</sup>
<b>Total Private Residential Floor Area</b>	<b>848m<sup>2</sup></b>	<b>9127ft<sup>2</sup></b>
<b>Communal / Other</b>	<b>174m<sup>2</sup></b>	<b>1873ft<sup>2</sup></b>
<b>TOTAL</b>	<b>1022m<sup>2</sup></b>	<b>11,000ft<sup>2</sup></b>

OPEN PLAN LIVING SPACES

SEA VIEWS

Please note the following CGI's are intended for illustrative purposes only and are subject to developers conversion and specification (fixtures and fittings shown not included).



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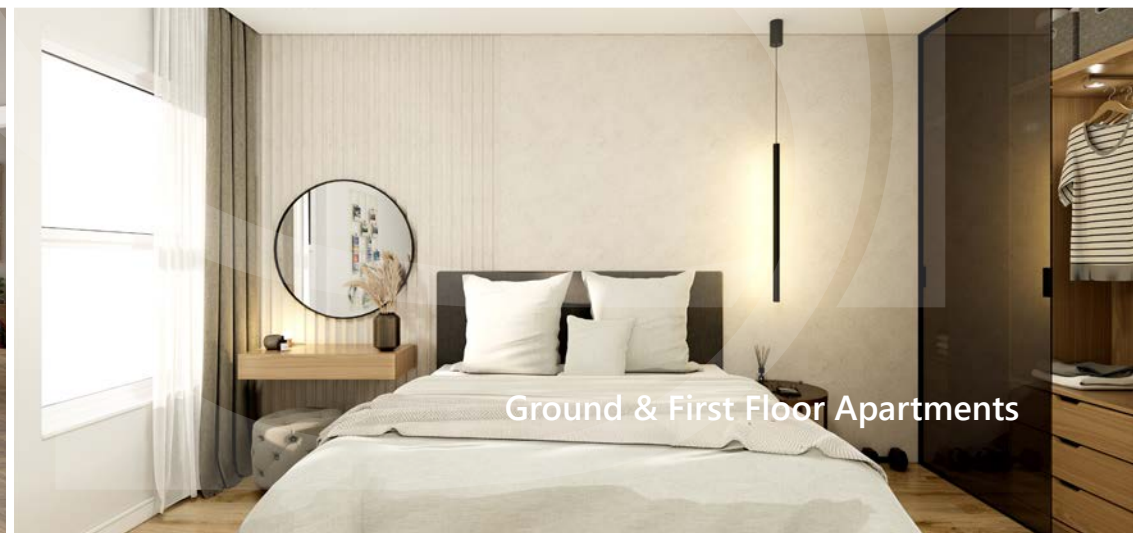


CONTEMPORARY MODERN LIVING

Lower Ground Floor Apartment & Private Garden



Ground Floor Apartment



Ground & First Floor Apartments



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Ansdell



## LOCAL AREA

The property is located fronting Marine Drive on the corner with Clifton Drive (A584) in Lytham St Annes within the affluent Fairhaven and Ansdell area.

Clifton Drive is the main arterial road running along this part of Fylde Coast connecting St Annes to the north and Preston to the east.

The predominant use is residential, comprising apartments and substantial detached executive homes providing an open aspect onto the beach and estuary whilst offering an abundance of amenities in the form of the popular Fairhaven Public House and Ansdell local centre. Furthermore, the easterly entrance to Royal Lytham & St Annes Golf club is a short walk away.

Connectivity is excellent, with Ansdell and Fairhaven Railway Station less than 250m to the north which provides a direct service to the remaining Fylde Coast and Preston and in turn the West Coast Main Line.



Fairhaven Lake







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## ADDITIONAL INFO / DATA ROOM

\* Please note that all parties shall satisfy themselves with measured surveys, plans are not to be measured from.

- Title information
- Planning Decision Notice (Application 23/0059)
- Current and proposed floor plans and elevations
- Building survey
- Asbestos Survey
- EPC

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## TENURE

The site is held freehold under Title Number: LA718907, a copy of which is available upon request.

## PHOTOGRAPHS, PLANS & CGI

All photographs, plans and computer generated imagery (CGI) incorporated herewith are indicative and provided for identification purposes only and should not be relied upon.

## VAT

The property is not registered for VAT.

## LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## ENQUIRIES

Please contact the selling agent.

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**Harry Holden**

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