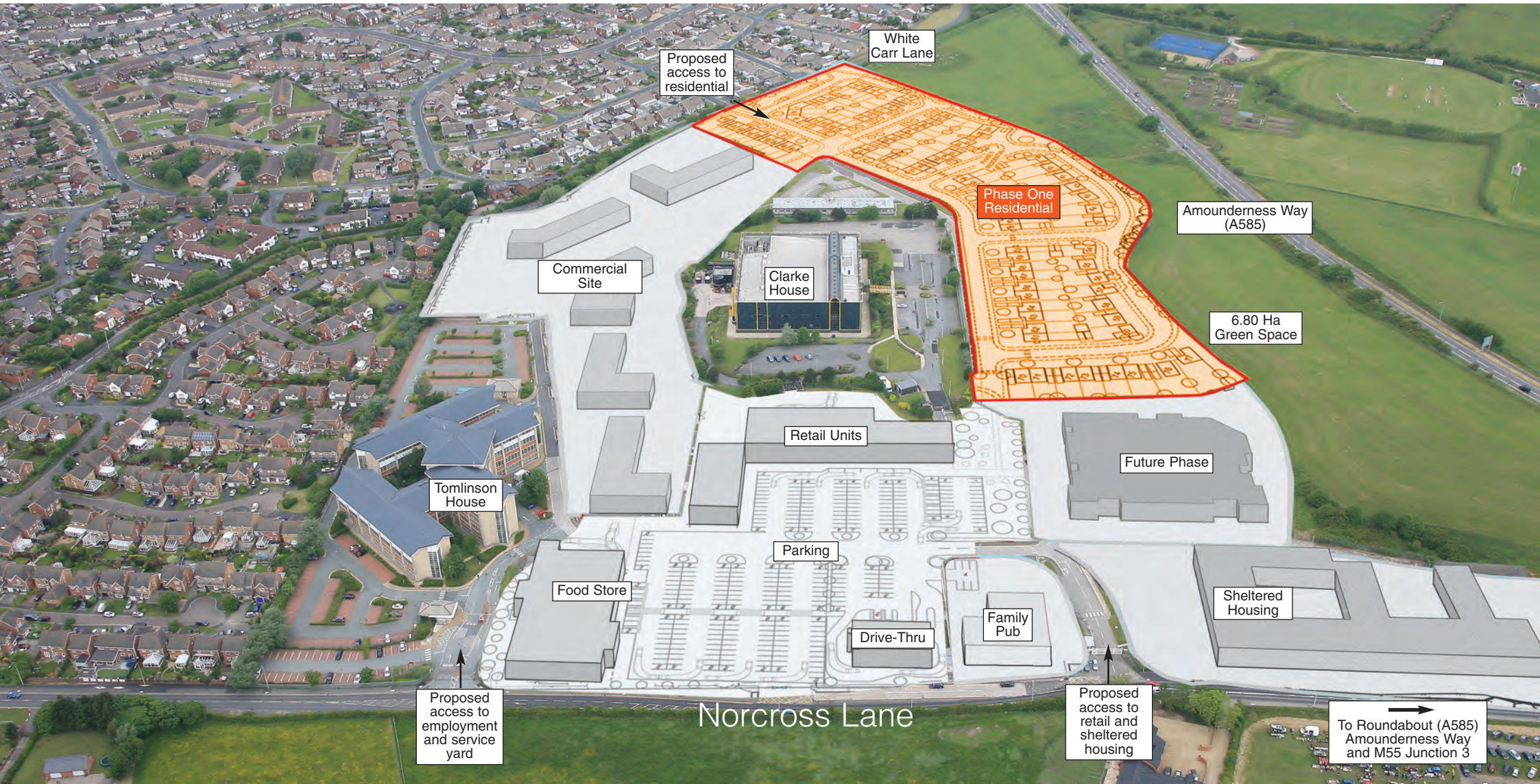


PHASE 1 – RESIDENTIAL DEVELOPMENT OPPORTUNITY

C. 8.25 ACRES WITH PLANNING PERMISSION



Norcross Lane, Thornton-Cleveleys, Fylde, Lancashire FY5 3TA

Phase 1 – Residential Development Opportunity c. 8.25 Acres with Planning Permission

Location

Norcross is located in the heart of the Fylde coast region and forms part of the former Government Offices site off Norcross Lane in Thornton Cleveleys. Amounderness Way (A585) dual carriageway is directly accessed off Norcross Lane providing connections with Fleetwood to the North approx. 4 ¼ miles and to Junction 3 of the M55 motorway approx. 7 ¾ miles connecting with the M6 motorway leading to Preston and the national motorway network. Intercity train connections are available from Preston station with journey times to Manchester of 40 mins and London 2 hours 10 minutes.

Excellent leisure and recreational facilities are available in Blackpool 3 miles away and the area is well provided for in terms of good quality schools. This central location and excellent road links make this a superb development opportunity.

The Site and Planning

The overall Norcross development site comprises 28 acres with outline planning consent for the following mix of uses:

- Up to c.150 residential units
- Care home
- A site for a family pub/restaurant

- Food retail and leisure uses fronting onto Norcross Lane
- The commercial/employment site covers an area of 6.89 acres and consent for up to 172,225 sq ft of commercial space
- Existing office buildings on the site referred to as Tomlinson House and Clark House are occupied by HM Government

A Section 106 has been agreed and signed by all parties with a zero affordable housing provision.

The Opportunity

The first phase of residential land comprising c. 8.25 acres is being offered immediately for sale freehold. Full details on planning, ground conditions, services, title, etc are available via the Norcross website www.norcrossuk.com. Sufficient information is provided for interested parties to fully appraise the opportunity and submit informed offers.

Terms and Timetable

Interested parties are requested to register interest and their intentions to submit an offer no later than 1st February 2016. The time table to submit offers for the freehold interest in Phase 1 will be by 29th February 2016. The format and detail to be contained in any offers will be highlighted by GL Hearn to all parties wishing to submit offers.

VAT

All costs quoted will be subject to vat.



Further Information

Further information from the sole agents GL Hearn contact:
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