



# PROCTORS

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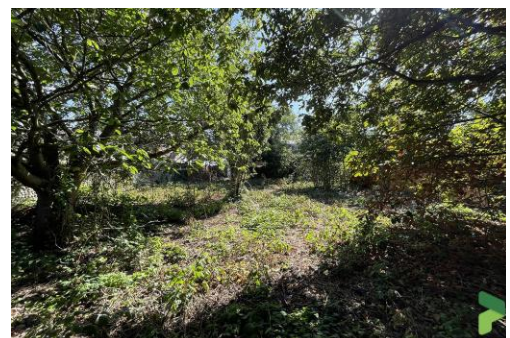
**Land Off St John's Street, Lytham St. Annes**

**"Offers Over" £350,000**

## DESCRIPTION

A plot of land extending to 442 square meters (0.10 acres) with frontage of 26 meters to St Johns Street and average depth of 17 meters.

Set within a mature suburban setting in this quiet yet convenient East Beach area of the ever popular village environment of Lytham.





# Land Off St John's Street, Lytham St. Annes

Informal discussions historically with a Local Planning Authority Officer were encouraging of the principle of a single dwelling on this plot subject to the detail of access being carefully addressed. The pebble stone boundary wall on the East and North sides of the plot is seen as an important heritage feature .



The issue of overlooking to/from adjoining residential property is also a consideration to be addressed in a detailed application.

The plot lies within a Conservation Area and adjacent to a Listed Building - St Johns Church and therefore relevant to it's historic setting and general heritage interest.

## OFFERS

Offers will be considered on a "subject to planning" basis.

Initial offers need to include the following details:

- 1. Offer Figure
- 2. Brief description of your specific proposals e.g. single 2 storey house - floorplans and elevations will be required at a later stage
- 3. Proof of funding

If chosen as the "Preferred Buyer/Developer" the seller would be prepared to enter into a contract to sell with completion conditional on the buyer obtaining detailed planning consent from Fylde Borough Council.

A timescale would need to be agreed to achieve intermediate target dates e.g. submission of planning permission max date.

In addition, the sellers prior approval of the detail of the application will need to be obtained without limitation.



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Land Off St John's Street, Lytham St. Annes

### CONDITIONS/RESTRICTIONS

This plot is owned by the Church of England (Blackburn Diocese) and in order to maintain the amenity of the Church of St John and it's burial ground/church yard any disposal will be subject to the following conditions (covenants):

1. The development of the plot will be restricted to the detail of the planning permission granted which triggers the completion of the sale
2. The sellers specific and absolute consent will be required for any alterations or extensions proposed after the sale of the plot for an unlimited period
3. The use of the plot will be limited to residential in accordance with the consent which triggers the completion of this sale and this permitted use shall remain subject to restriction for an unlimited period
4. Conditions will be applied to protect the Church and burial ground/church yard from nuisance such as excessive noise, immoral behaviour etc.

### PLOT

The attached plan shows the plot edged red. The curtilage of the former vicarage which is also being marketed at this time is edged blue.



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