

**fisher
german**

Land to the west of Guinea Hall Lane

Banks, Southport, PR9 8BT

Freehold
Potential Residential
Development Site (STP)

6.8 Acres (2.75 Hectares)



For Sale | £Offers Invited



Description

Situated on the western side of Guinea Hall Lane, the land comprises approximately 6.8 acres (2.75 hectares) and is presently used as pastureland. The site has frontage of about 48 metres to Guinea Hall Lane and is largely rectangular in shape with boundaries defined by hedgerows and trees. A small drainage channel runs east west through the centre of the site.

Surrounding development is predominantly residential in nature with a row of semi-detached houses dating from the 1930s immediately to the south of the access. To the north there is a modern development of 20 houses and on the eastern side of Guinea Hall Lane features significant modern housing developments carried out by Redrow Homes and Seddon Homes.



Location

The land is situated approximately 4 miles northeast of Southport in Banks, a small coastal village in West Lancashire. Access is provided via Guinea Hall Lane which in turn connects to the A565 Southport New Road 500 yards to the south linking to Southport town centre and eastwards to other villages and towns in the county.

The nearest railway station is situated at Meols Cop on the east of Southport connecting to Manchester via Wigan with services operated by both Northern and Merseyrail.

Address: Land to the West of Guinea Hall Lane, Banks, Southport, PR9 8BT

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Locations

Southport: 4.6 miles

Wigan: 18 miles

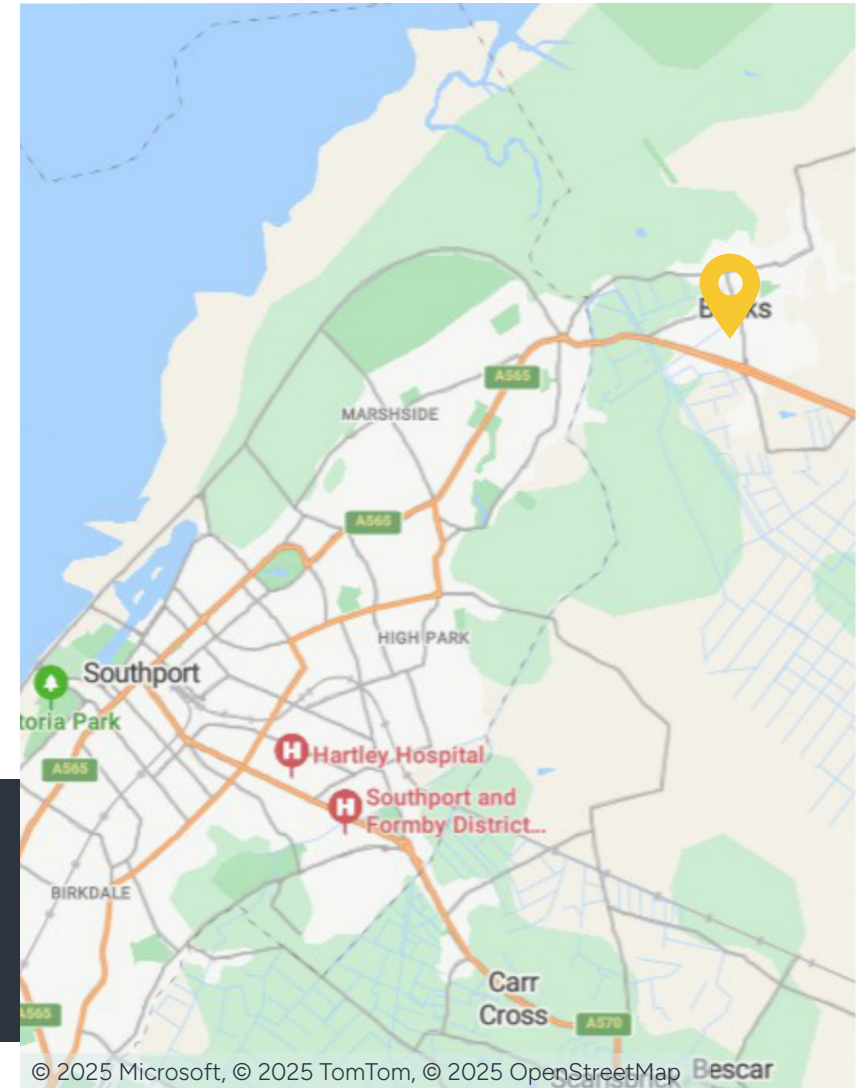
Liverpool: 22 miles

Nearest station

Meols Cop: 3.8 miles

Nearest airport

Liverpool John Lennon: 28 miles



Further information

Asking Price

Offers Invited.

Tenure

Freehold with vacant possession. Land Registry Title Number LA830578.

Public Rights of Way, Wayleaves and Easements

The land is sold subject to all rights of way, wayleaves and easements whether or not they are defined in these particulars.

Plans & Boundaries

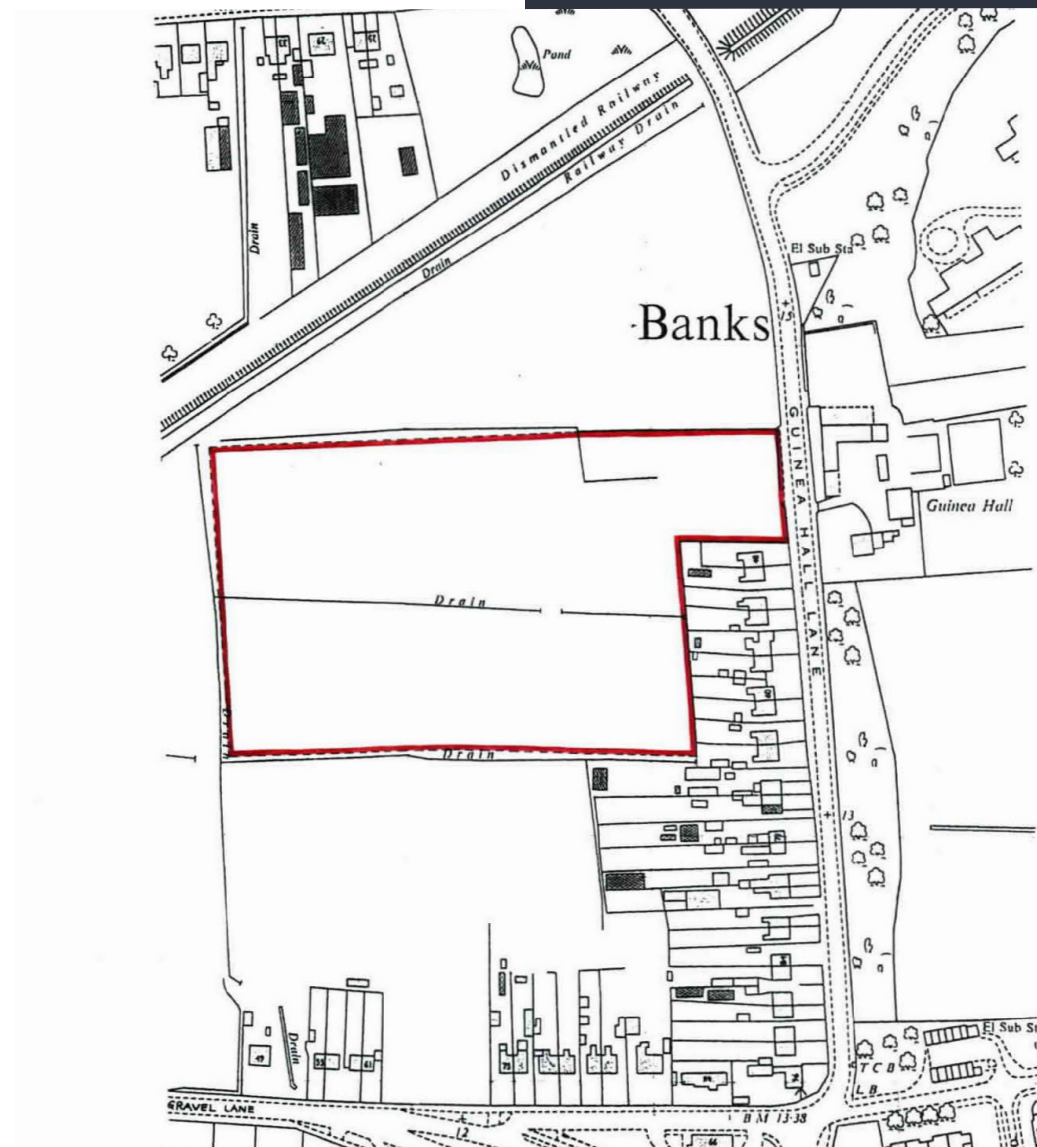
They are believed to be correct, but accuracy is not guaranteed. The purchaser shall rely on their own enquires and checks on the Land Registry Deed and Title plan.

Method of Sale

Expressions of interest will be invited for the freehold interest on both a conditional and unconditional basis.

Services

The buyer is to make their own enquiries with the statutory authorities with regard to service connections.



Further information

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful purchase will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us



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Particulars dated July 2025. Photographs dated March 2025.



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