

**KEY**

- Application Boundary (5917m<sup>2</sup>)
- Other Land Owned by Applicant
- Existing Vegetation to be Retained
- Proposed Tree Planting
- Proposed New Hedgerow
- Proposed Garden Shrub Planting
- Proposed Areas of Laid Turf
- Proposed Swale - grassed floor
- Proposed Mixture of Spring Flowering Bulbs and Summer Meadow Flower Seeding and slow growing grasses *Miscanthus sinensis* 'Morning Light' (silver grass)
- Proposed Main Access Drive - Black Tarmacadam
- Proposed Private Access Drive - Red Tarmacadam
- Proposed Private Driveways - Dark Grey SUDG Pavings (Services to be incorporated)
- Proposed Private Paths / Patio Areas - Coloured SUDG Pavings

- Proposed 1.5m High Brick Wall Incorporating Pedestrian Gate
- Proposed Dwarf Brick Wall with Box Hedge Behind (H3)
- Proposed Piped Surface Water Drains to Swale
- Electric Car Charging Point
- Refuse / Recycling
- Low Bollard Lighting
- 4m High Street Lighting

**PLANT SCHEDULE**

- Tree Planting**
- T1 *Sorbus aucuparia* (Mountain Ash)
  - T2 *Betula pendula* (Silver Birch)
  - T3 *Betula utilis* Jacquemontii (Himalayan Birch)
  - T4 *Crataegus pruinifolia* Splendens (Frosted Thorn)
  - T5 *Prunus avium* Plena (Double Flowered White Cherry)
  - T6 *Prunus kanzan* (Double Pink Cherry)
  - T7 *Pyrus calleryana* (Ornamental Pear)
  - T8 *Crataegus monogyna* (Hawthorn)
  - T9 *Quercus robur* (English Oak)
  - T10 *Tilia cordata* (Small Leaved Lime)
  - T11 *Sorbus Aria* Lutescens (Whitebeam)
- Hedgerow Planting**
- H1 Mixed Thorn hedge - see specification
  - H2 *Prunus Laurocerasus* 'Rotundifolia' (Mature Cherry Laurel)
  - H3 *Buxus sempervirens* (Box Hedge)
- Evergreen Ornamental Grasses**  
See specification



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4x Detached Dwelling Plots at Pathways, Blackpool Road, Newton with Scales, Kirkham, Lancashire PR4 3RJ

Offers invited over £ 500,000

# 4x Detached Dwelling Plots At Pathways

Blackpool Road  
Newton with Scales  
Nr Kirkham  
Lancashire  
PR4 3RJ

## ❖ Residential Development Site

Asking Price  
Offers over £ 500,000



### Planning Permission

The site of the retail units and stables yard is subject to full planning permission for 4x New Build Bungalow Dwelling Plots

Appln Ref. No: 21/0667 Fylde.go.uk [https://www3.fylde.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=\\_FYLDE\\_DCAPR\\_55533](https://www3.fylde.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_FYLDE_DCAPR_55533)

The development must be begun not later than the expiration of three years being October 2024.

This planning permission which allows 4x detached new build house building plots includes a requirement for reinstatement to field of the car parking to the front of site which is owned separately by the seller.

This planning permission is on the existing siting of the retail units and stables courtyard which will require demolition.

Fylde Council is not currently a CIL charging authority (whilst CIL would not be payable in any event due to existing buildings floor area)

### Tenure

Freehold with immediate vacant possession, subject to legal confirmation.

### Rights of Way

We are advised that the adjoining property 'Long Acre' has a right of access to the rear of their property over the initial driveway. A right of way will be reserved for Pathways house and land.

### Viewing

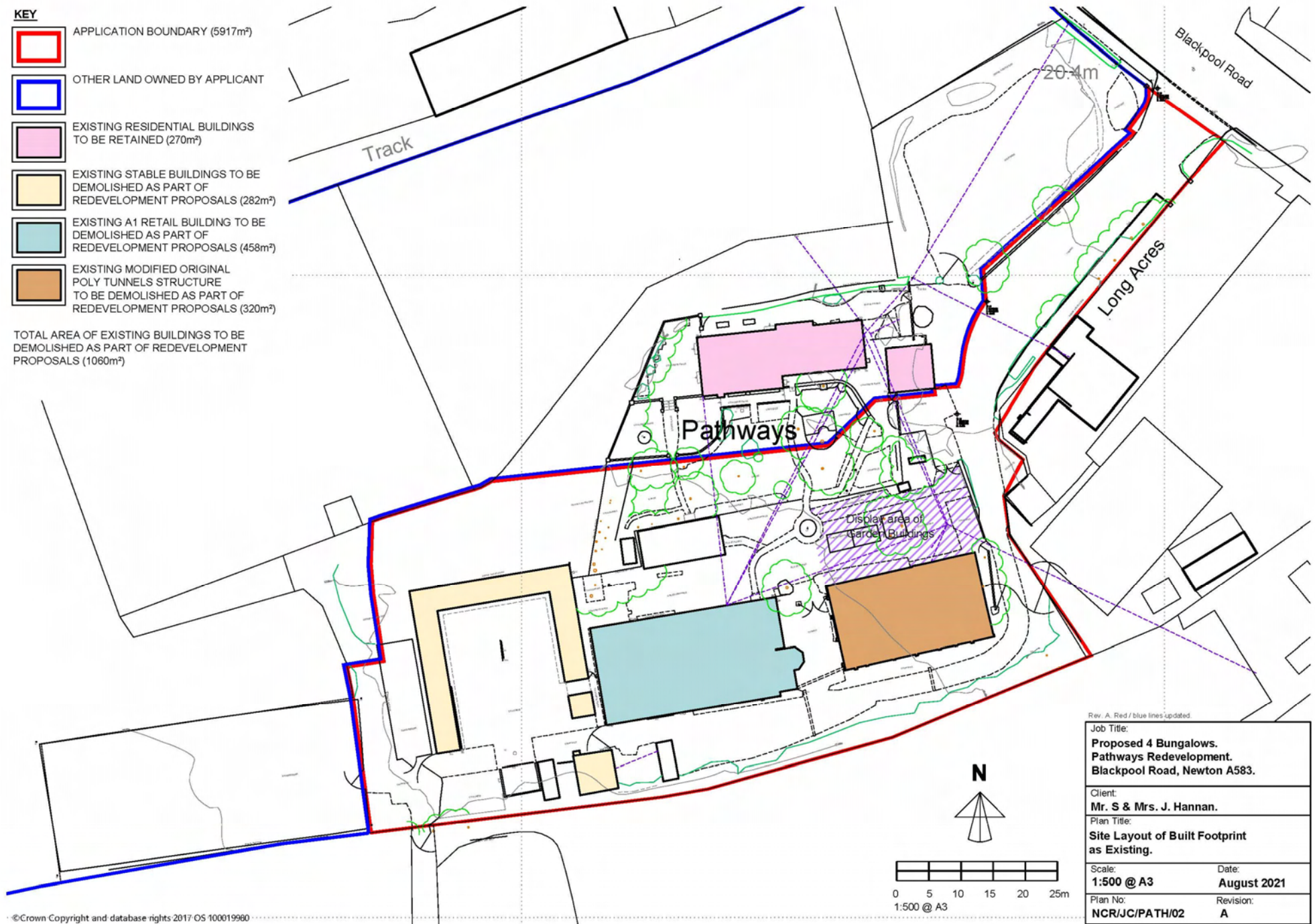
The site may be viewed externally during daylight hours Monday to Friday. Internal access to the existing retail units and/or the stables yard is not available without prior Appointment.

Asking Price Offers Over £ 500,000

**KEY**

-  APPLICATION BOUNDARY (5917m<sup>2</sup>)
-  OTHER LAND OWNED BY APPLICANT
-  EXISTING RESIDENTIAL BUILDINGS TO BE RETAINED (270m<sup>2</sup>)
-  EXISTING STABLE BUILDINGS TO BE DEMOLISHED AS PART OF REDEVELOPMENT PROPOSALS (282m<sup>2</sup>)
-  EXISTING A1 RETAIL BUILDING TO BE DEMOLISHED AS PART OF REDEVELOPMENT PROPOSALS (458m<sup>2</sup>)
-  EXISTING MODIFIED ORIGINAL POLY TUNNELS STRUCTURE TO BE DEMOLISHED AS PART OF REDEVELOPMENT PROPOSALS (320m<sup>2</sup>)

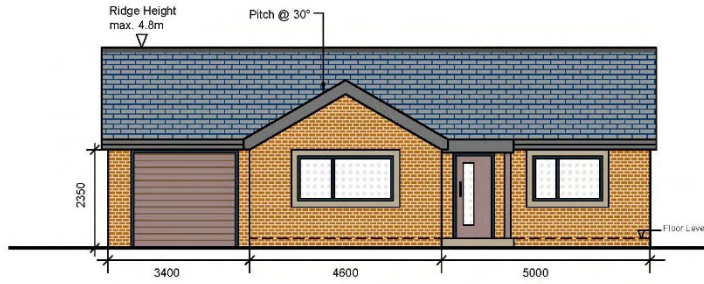
TOTAL AREA OF EXISTING BUILDINGS TO BE DEMOLISHED AS PART OF REDEVELOPMENT PROPOSALS (1060m<sup>2</sup>)



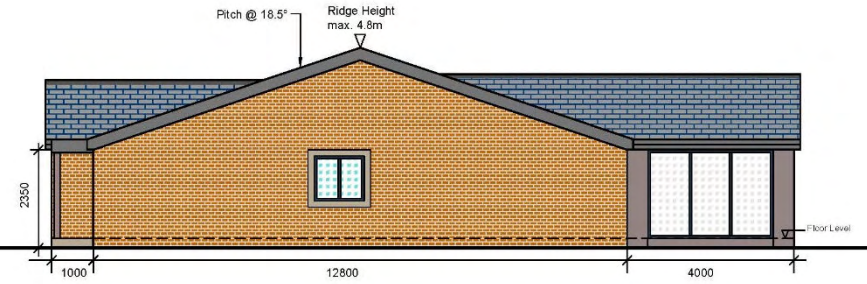
Rev. A. Red / blue lines updated.

Job Title: <b>Proposed 4 Bungalows. Pathways Redevelopment. Blackpool Road, Newton A583.</b>	
Client: <b>Mr. S &amp; Mrs. J. Hannan.</b>	
Plan Title: <b>Site Layout of Built Footprint as Existing.</b>	
Scale: <b>1:500 @ A3</b>	Date: <b>August 2021</b>
Plan No: <b>NCR/JC/PATH/02</b>	Revision: <b>A</b>

# PROPOSED ELEVATIONS – TYPE ‘A’



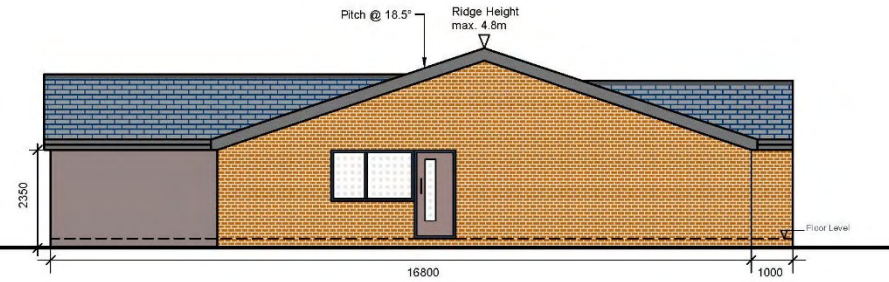
DWELLING TYPE A - FRONT ELEVATION



DWELLING TYPE A - SIDE ELEVATION



DWELLING TYPE A - REAR ELEVATION

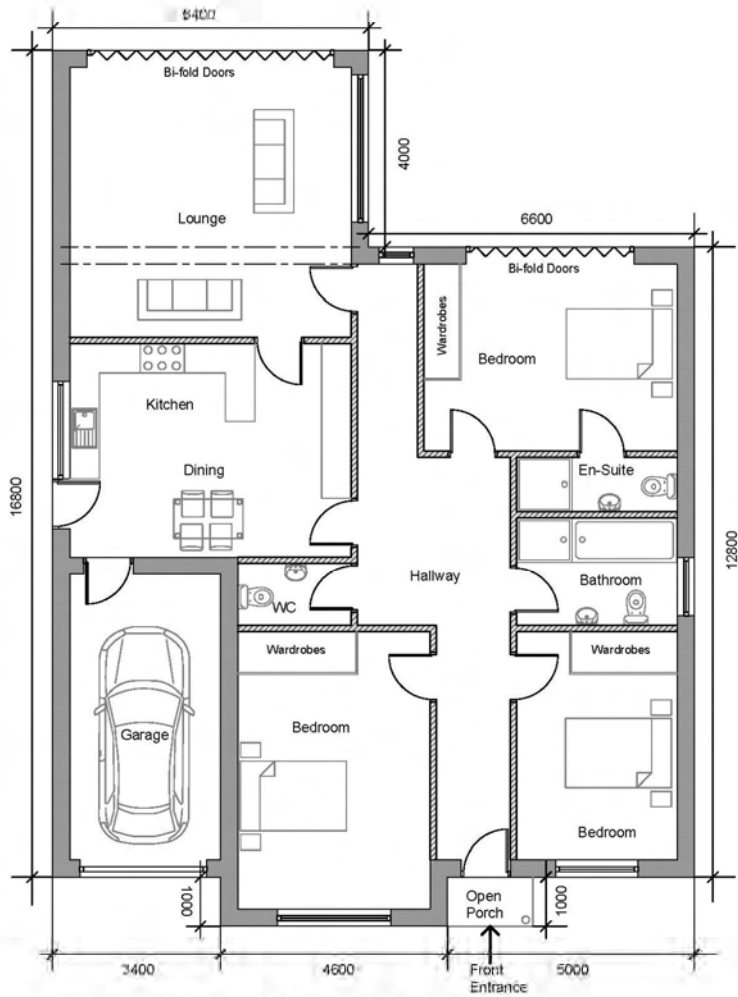


DWELLING TYPE A - SIDE ELEVATION



Rev. A. Re-designed dwelling.

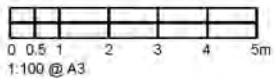
Job Title: <b>Proposed 4 Bungalows. Pathways Redevelopment. Blackpool Road, Newton A583.</b>	
Client: <b>Mr. S &amp; Mrs. J. Hannan.</b>	
Plan Title: <b>Dwelling Type A - Elevations</b>	
Scale: <b>1:100 @ A3</b>	Date: <b>August 2021</b>
Plan No: <b>NCR/JC/PATH/07</b>	Revision: <b>A</b>



DWELLING TYPE A - FLOOR PLAN ( 3 BEDROOM)



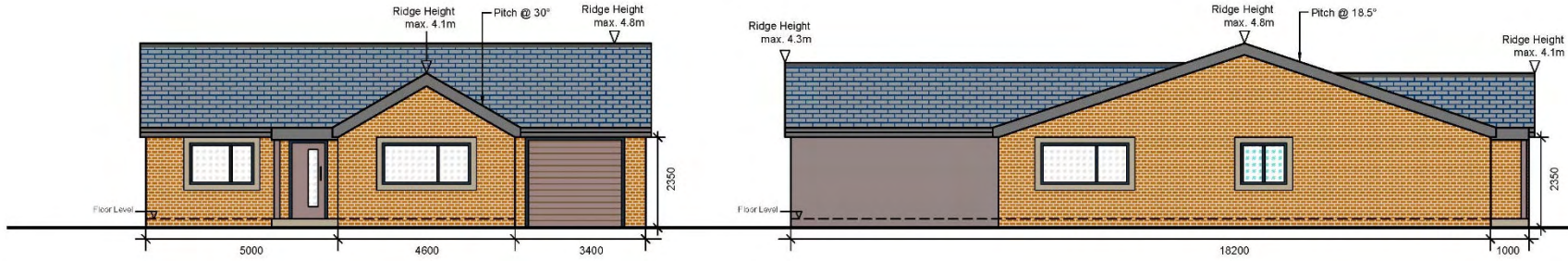
DWELLING TYPE A - ROOFPLAN



Rev. A. Re-designed dwelling.

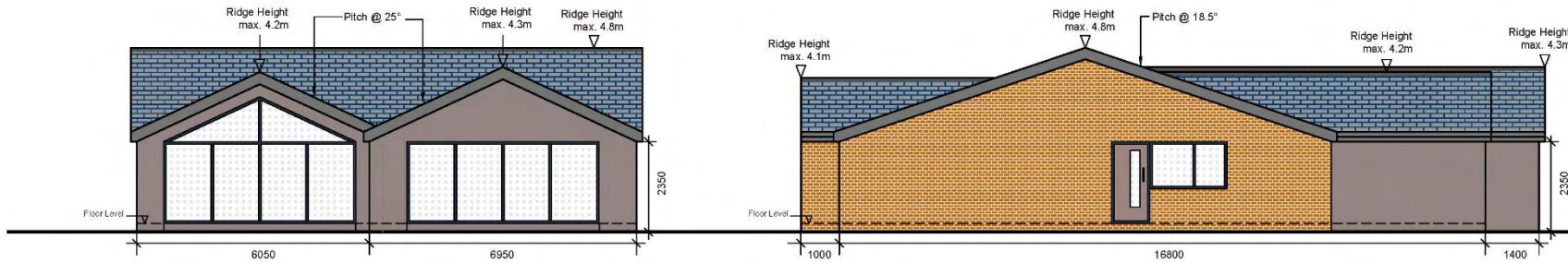
Job Title: <b>Proposed 4 Bungalows. Pathways Redevelopment. Blackpool Road, Newton A583.</b>	
Client: <b>Mr. S &amp; Mrs. J. Hannan.</b>	
Plan Title: <b>Dwelling Type A - Ground Floor Layout &amp; Roof Plan</b>	
Scale: <b>1:100 @ A3</b>	Date: <b>August 2021</b>
Plan No: <b>NCR/JC/PATH/04</b>	Revision: <b>A</b>

# PROPOSED ELEVATIONS – TYPE 'B'



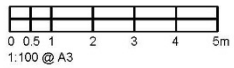
DWELLING TYPE B (HANDED) - FRONT ELEVATION

DWELLING TYPE B (HANDED) - SIDE ELEVATION

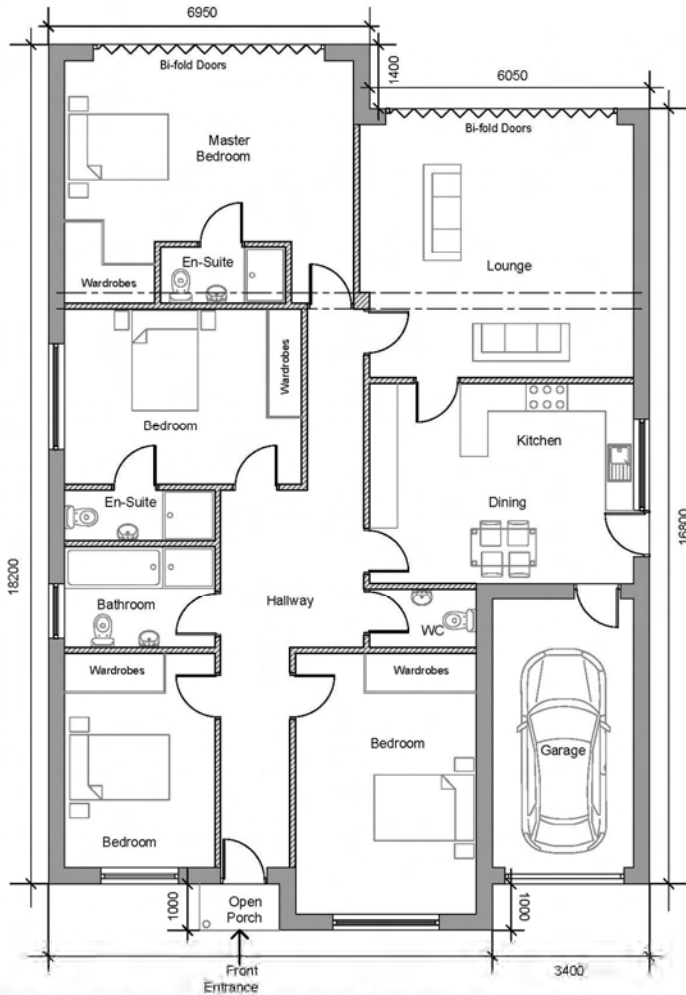


DWELLING TYPE B (HANDED) - REAR ELEVATION

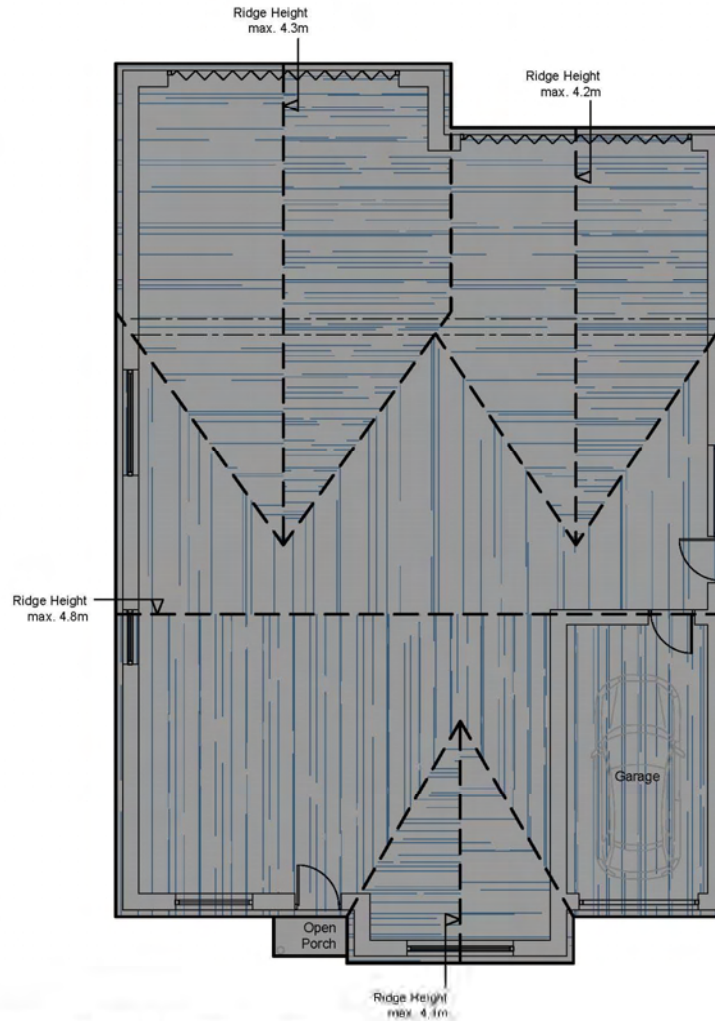
DWELLING TYPE B (HANDED) - SIDE ELEVATION



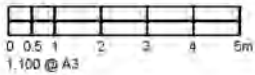
Job Title: <b>Proposed 4 Bungalows. Pathways Redevelopment. Blackpool Road, Newton A583.</b>	
Client: <b>Mr. S &amp; Mrs. J. Hannan.</b>	
Plan Title: <b>Dwelling Type B (Handed) - Elevations</b>	
Scale: <b>1:100 @ A3</b>	Date: <b>September 2021</b>
Plan No: <b>NCR/JC/PATH/09</b>	Revision:



DWELLING TYPE B (HANDED) - FLOORPLAN (4 BEDROOM)



DWELLING TYPE B (HANDED) - ROOFPLAN



Job Title: <b>Proposed 4 Bungalows. Pathways Redevelopment. Blackpool Road, Newton A583.</b>	
Client: <b>Mr. S &amp; Mrs. J. Hannan.</b>	
Plan Title: <b>Dwelling Type B (Handed) - Ground Floor Layout &amp; Roof Plan</b>	
Scale: <b>1:100 @ A3</b>	Date: <b>September 2021</b>
Plan No: <b>NCR/JC/PATH/06</b>	Revision:

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& Business Protection from Misleading Marketing Regulations 2008

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- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property, both internally and externally;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property

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