,

585-593 New South Promenade
Blackpool

REF: INV308M

* **Development Opportunity**
* **New South Promenade, Blackpool**
* **Previously Had Outline Planning Permission for Residential Apartments**
* **Total plot approximately 0.714 acres**
* **Excellent Location**
* **Overlooking the Irish Sea**
* **Rare Opportunity**
* **Viewing Highly Recommended**



DESCRIPTION: ** FOR SALE BY AUCTION ** On behalf of Pattinson Auctions, Kenricks are delighted to offer this rare opportunity to develop this sea front site.

The site is on the prestigious South Promenade overlooking the Irish Sea and will be positioned next to the brand new Hampton By Hilton Hotel as part of the new up and coming regeneration of South Promenade, Blackpool.

There are 2 tram stops within a 100ms of the site and Blackpool Pleasure Beach Train Station and Squires Gate dual carriage way with its access to the M55 and M6 just 500ms away.

The site currently comprises of 2 buildings, Waldorf Hotel, Kimberley Hotel which will both require demolishing before development takes place.

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The development previously had planning permission for Apartments.
In addition to the apartments there was car parking spaces including disabled parking spaces, providing 1 parking space for each apartment.

We have been informed that this valuable site comes with the added advantage that Blackpool Council would look favourably on Developers wishing to bring the scheme to rapid completion; to that end they are prepared to make a Business Development Loan available subject to eligibility criteria being satisfied.

AGENTS NOTES: Existing plans now expired – previous plans available on request.
Planning Application No. 17/0193.
Date of application 17th March 2017.
The previous planning permission included the Henderson Hotel, which is no longer available under Auction sale.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £750,000

VIEWING: By appointment through Kenricks 01253 420420







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NEW SOUTH R
7.0m
WIMBOURNE PLACE
CLIFTON DRIVE
Rhoda Court
7.0m