

Lot 214

Land adjacent to Park Hotel, Balmoral Road, Morecambe, Lancaster, LA3 1AF



All enquiries Ref: James Paterson



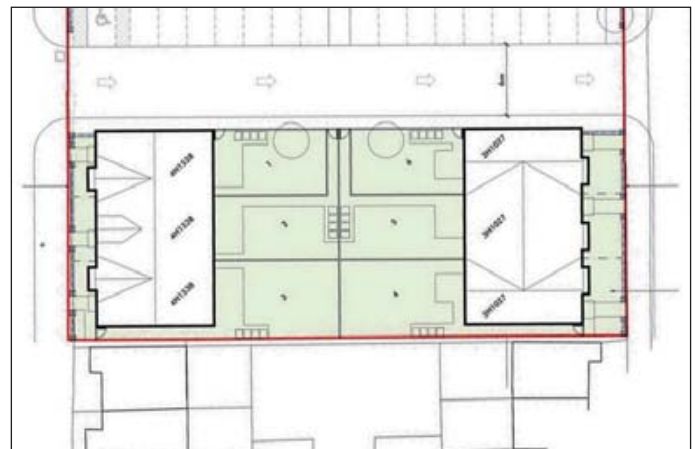
- Freehold development site with full planning permission for the construction of six contemporary family homes
- Full vacant possession

Location:

The site occupies a prominent position adjacent to the former Park Hotel on Balmoral Road, conveniently located between Regent Road and Devonshire Road and within walking distance of Morecambe Promenade, Regent Park and the town centre. Lancaster city centre is also easily accessible by road and public transport. Morecambe is currently undergoing significant investment and regeneration, with the proposed £100 million Eden Project Morecambe set to become one of the UK's most ambitious coastal regeneration projects. Located just a short distance from the site, the development is expected to drive further investment, employment, tourism and demand for quality residential accommodation across the area. The site also adjoins the former Park Hotel, which is currently undergoing an extensive conversion into fourteen high-quality apartments, further enhancing the immediate surroundings and demonstrating continued investment within the locality. Please note that the property being sold occupies the footprint of the houses and associated gardens, and not the proposed car park and internal access road.

Description:

An excellent opportunity to acquire a freehold residential development site benefiting from full planning permission for the construction of six contemporary family homes, comprising three 3-bedroom and three 4-bedroom properties. The site is offered with vacant possession and provides purchasers with an immediately deliverable residential development opportunity within an established and improving residential location.



Planning:

Full planning permission was granted by Lancaster City Council on 8th May 2025 under planning application reference 25/00116/FUL for the construction of six new family dwellings. The wider planning consent also includes the conversion of the adjoining former Park Hotel; however, this sale relates solely to the residential development land.

Planning link:

<https://planning.lancaster.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

To view:

By application to the site. Please see important advice for viewers on page 19 of this catalogue.

