

NORTHERN  
LAND AGENCY

# RESIDENTIAL DEVELOPMENT SITE **FOR SALE**

BOURNE HILL, THORNTON, WYRE

Approx.  
**20  
ACRES**

On the instructions of

**wyre**  
council



## LOCATION

The site is located on the northern edge of Thornton Cleveleys to the west of Fleetwood Road North. The site is located approximately 2 miles south of Fleetwood and 4 miles north of Blackpool. Either town is easily accessible via the A585 and A587, both of which are in close proximity to the west of the site.

20 ACRE  
RESIDENTIAL  
DEVELOPMENT  
SITE



## CONNECTIVITY



Thornton Cleveleys is served by a **tram line** linking Fleetwood to Blackpool, with Rossall Beach tram stop being located approximately 0.8 miles to the west of the site. The tram runs regularly allowing easy access to the wider Fylde Coast including Blackpool, where regular railway services access Preston and Manchester.



The **M55** is easily accessible to the south at Junction 3 and 4, providing access to the North West's motorway network.

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Mary's Shell at Cleveleys beach



Fleetwood boating lake

## DESCRIPTION

The site extends to approximately 20 acres and comprises a rectangular greenfield. There is a watercourse dissecting the northern boundary and part of the southern area of the site is undevelopable owing to being located in flood Zone 2 and 3.

The site is bounded to the west by Pheasants Wood residential estate with further residential development characterising the southern boundary of the site beyond Bourne Way. The north and east of the site are open fields with commercial development beyond.

Further residential development is proposed across Fleetwood Road from the site, north and east of the Iron Horse pub.



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## PLANNING

The site is allocated in the Wyre Local Plan under site allocation SA1/3. This allocates the site for housing with a minimum site capacity of 153 dwellings.

The site allocation includes Key Development Consideration (1-10) which are policy requirements for the site.

A planning statement, prepared by the Local Authority, is available and accessible in the designated data room.

The allocation of 153 units is considered to be relatively low density for a site of this size. The Vendor would actively consider proposals which increase the development density of the site.

Environmentally responsible and sustainable development approaches will also be encouraged by the vendor to support their commitment to a net zero carbon footprint in the future.

**All further  
planning enquiries  
should be  
addressed to Wyre  
Council.**





**FURTHER  
INFORMATION**

A full suite of technical information is available from the data room accessible at:

**[www.bournehillthornton.co.uk](http://www.bournehillthornton.co.uk)**

## **MARKETING PROCESS**

Offers are invited on a conditional and unconditional basis.

The site is being brought to the market by sole agents, Northern Land Agency.

All enquiries should be directed to John Dunlop or Steven Verity.

**John Dunlop**

[john@northernlandagency.co.uk](mailto:john@northernlandagency.co.uk)

0161 532 4747

**Steven Verity**

[steven@northernlandagency.co.uk](mailto:steven@northernlandagency.co.uk)

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