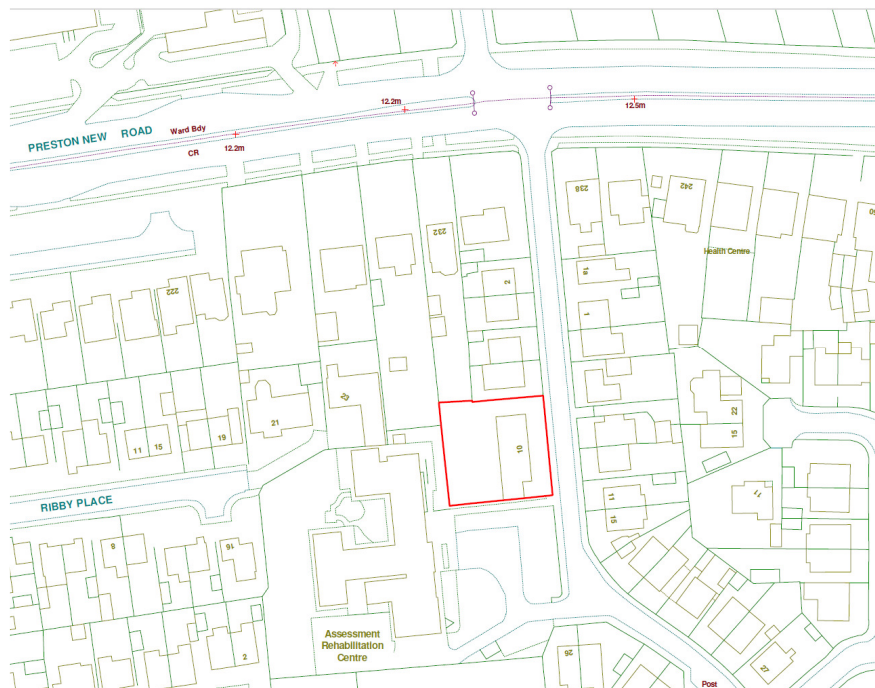


Blackpool Council

FOR SALE

THE WILLOWS, 10 CLIFTON AVENUE, BLACKPOOL,
FY4 4RF



OFFERS OVER £400,000

Key Features:

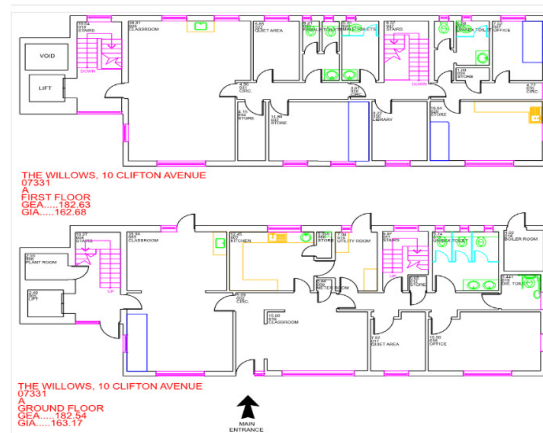
Suitable for a variety of uses STPP | Building 326 Sqm Site (0.22 Acres)
Adjacent to the 'Adult Rehabilitation Centre'

Location:

A property is situated in Mereside, a well-established residential area to the south-east of Blackpool, Lancashire. Located just off Preston New Road (A583) and within a mile of Junction 4 of the M55 motorway, providing swift access to Preston, Lancaster, and the wider North West. Mereside is a mixed-use suburb known for local schools, green spaces, and proximity to both residential and commercial amenities. A convenient and accessible location that would suit a variety of educational, community, or commercial uses (subject to planning).

Accommodation:

The property comprises a modern two-storey educational facility, purpose-built and arranged to offer flexible teaching and support space suitable for a range of educational or community uses. The property was last used as a pupil referral unit. Current external layout is suitable for approximately 7 car parking spaces, more could be accommodated if reconfigured.



- Current use is a pupil referral unit
- Lift access
- Secure front access with controlled entry
- Large area to the rear

Rates: Current rateable value is £15,250

EPC Rating: E

Enquiries: For further information please contact:

Robbie Metcalfe

Property & Asset Management | Blackpool Council |
Number One Bickerstaffe House | Blackpool | FY1 3AH

✉ estates.enquiries@blackpool.gov.uk 🌐 www.blackpool.gov.uk/properties

Please Note: The information provided in these particulars is set out as an outline only, for guidance and does not constitute nor constitutes part of an offer or contract. All descriptions, dimensions, references to condition and other details, are given in good faith and believed to be correct, but all interested parties should not rely on them as statement or representation of fact, but must satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of them.