

For Sale (as a whole or in part)

0.83 Hectares / 2.06 Acres Development Site

Morecambe & Heysham

Commercial development opportunity in prime location.
Planning permissions for hotel, retail, fast food and dining.



10 GREAT REASONS TO CONSIDER THIS SITE

- Existing planning permissions for hotel, retail, fast food and casual dining restaurant
- Council favorably disposed to other commercial development proposals for the site
- On a major distributor road central to Morecambe's major residential areas
- Surrounded by several large residential and holiday caravan parks all within easy walking distance
- Closest new or existing hotel or restaurant site to the Port of Heysham with busy and expanding passenger and freight facilities
- Close to proposed new major access road to M6
- Closest site to Heysham Power Stations (two stations, third designated)
- Adjoins completed Morecambe FC Stadium, League 2 venue attracting tens of thousands of home and away supporters
- Also co-located with Globe Arena function suites the premier venue for weddings and conferences but with no hotel facilities
- Significant possibilities to extend scope of development by negotiation with adjoining landowner

This is a superb opportunity to acquire part or all of a mixed-use development site in the heart of Morecambe's largest residential areas and close to Heysham's nuclear power stations and international port.

Ideally located to capture target markets

The site has frontage to Westgate which is a major local distributor road and the main route from Lancaster and the M6 Motorway to the west end of Morecambe and the stunning Morecambe Promenade.

The site is central to the Morecambe and Heysham Urban Area with more than half of the population of 48,277 (2007) living within a one-mile radius.

Within half a mile of the site there are several residential and holiday caravan parks with in excess of a thousand caravans and mobile homes. These sites include Regent Park, Westgate and Venture Caravan sites, three of the largest in Morecambe.

Benefit from significant inward investment

Access to the site from the M6 will be further improved by the completion of the Heysham to M6 Link Road which is programmed to begin in Summer 2013.

The reduction in travel time by as much as 30 minutes is expected to provide a further significant economic boost to Morecambe's rejuvenating tourist industry built round the picturesque Morecambe Bay, the redeveloped art deco Midland Hotel and its close proximity to the Lake District. In addition there will be a demand for accommodation and catering facilities from some of the 3,000 people employed during its construction.

www.lancashire.gov.uk/heyshamlink

The Port of Heysham is within three miles of the site.

The port serves Ireland, the Isle of Man as well as the gas-field and wind turbine developments within Morecambe Bay. It is Lancashire's leading port and forms part of the European route.

Peel Ports, the owners of the Port, and its shipping company clients are making substantial investments in both the facilities within the Port and the dedicated shipping using it. A 30% increase in freight traffic was noted between 2010 and 2011 and further increases in business are planned on completion of the Heysham to M6 Link Road. If developed, this would be the closest hotel or chain restaurant site to the Port.

www.portofheysham.com

Heysham – a designated site for new nuclear power station. Already with two nuclear power stations, Heysham is one of the designated sites for the new generation of Nuclear Power Stations. It is planned that early in the 2020s the new power station will be on stream and the decommissioning of the two existing ones will commence.

During the construction period, which could run for 10 years, there will be a demand for accommodation and catering facilities from many of the 7,000 people employed during its construction, as well as government and nuclear industry management and inspection teams.

www.businessgreen.com/bg/news

Co-located with Morecambe FC and its leading conference and function facilities

The site adjoins the Globe Arena, the home of Morecambe FC. The stadium, which opened in 2010, provides facilities for the League 2 football team, which attracted over 60,000 paying spectators including several thousand away supporters in its first season. The stadium has rapidly established itself as the premier local function, conference and wedding venue.

www.globearena.co.uk

This site should be of interest to:

- Restaurant operators including drive-through, fast food and casual dining
- Hotel operators (both budget and 3-star)
- General developers with an interest in developing a business park which could include offices, car sales, garden centre, leisure etc
- Larger non-food retailers interested in developing the site along with adjoining land



Opportunities for restaurant operators

- No chained restaurant groups within one mile radius of location
- Captive audience at local holiday and residential parks
- Regular audience of football supporters and users of facilities at Globe Arena
- Central to major residential areas of Morecambe
- On major distributor road

Site specifics

The development site is split either side of the access road to the Globe Arena stadium and comprises two plots.

The east site is approximately 2,160 sm (0.53 acres) and with planning permission for a restaurant / drive-through restaurant (363 sq m/3,907 sq ft) with associated parking.

The west site is approximately 6,201 sm (1.53 acres) and with planning permission for a 40-bed hotel 1,500 sq m/16,146 sq ft on two levels; plus seven retail units (1,718 sq m/18,683 sq ft).

Informal advice from the local planning office also indicates that favorable consideration would be given to any form of commercial development on this land with the exception of a large food retail outlet.

Other potential uses could include: stand-alone larger hotel; public house; leisure; offices; car sales; stand-alone non-food retail outlet; garden centre; and housing.

Development could also, by negotiation with the football club and other landowners who have expressed an interest in discussions, include the whole or part of adjoining land to the east (church site c. 5062 sm/1.25 acres); to the west (undeveloped greenfield site, approx 19,195 sm / 4.74 acres); and land to the rear of the Globe Arena (community and practice pitches, approx 14,276 sm /3.52 acres).

Why you should be interested

Morecambe, Heysham and Lancaster have a limited offer of "business hotels" and drive-in restaurants.

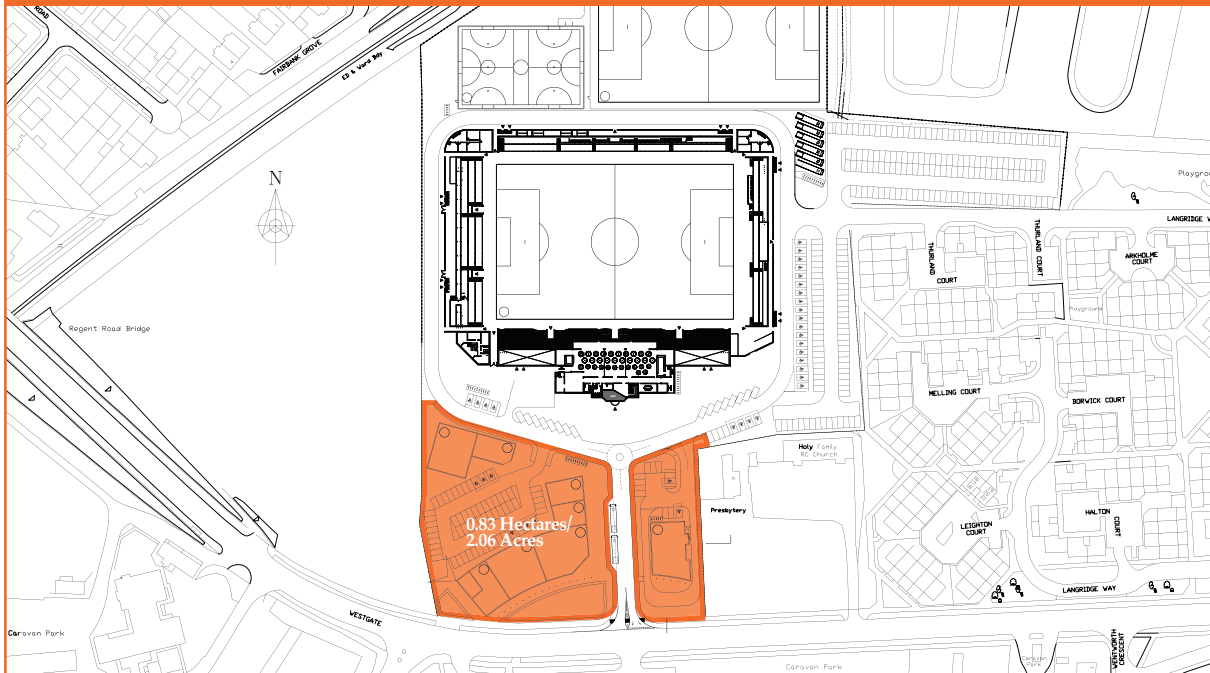
This site offers the opportunity to provide the closest such facilities to both The Port of Heysham and Heysham Nuclear Power Stations, not to mention the residential areas and caravan sites in the West End of Morecambe, off Westgate and in Heysham.

There is, of course, also the spin-off hotel market created by events at the Globe Arena itself, including people attending matches as well as weddings, business seminars and other functions.

Opportunities for hotel operators

- Nearest business standard hotel to Port of Heysham
- Closest to existing nuclear power stations and gas supply base
- Major opportunities should Heysham 3 get approvals
- Nearest business grade hotel to Heysham-M6 Link and largest industrial park at White Lund
- Major function room adjoining with over 10,000 people per annum* attending weddings, conferences and other events (* figures provided by Morecambe FC)
- Over 50,000 people attending football matches including significant number of away supporters (13 teams are over 200 miles away providing opportunities for team and supporters overnight stays)

Site



Location



Contact details Potential developers seeking more detail about this opportunity should, in the first instance, contact Irvine Taylor

Irvine Taylor Chartered Surveyors
Castle Chambers, China Street,
Lancaster LA1 1EX

Tel: 01524 60524
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Email: globe@irvinetaylor.co.uk

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