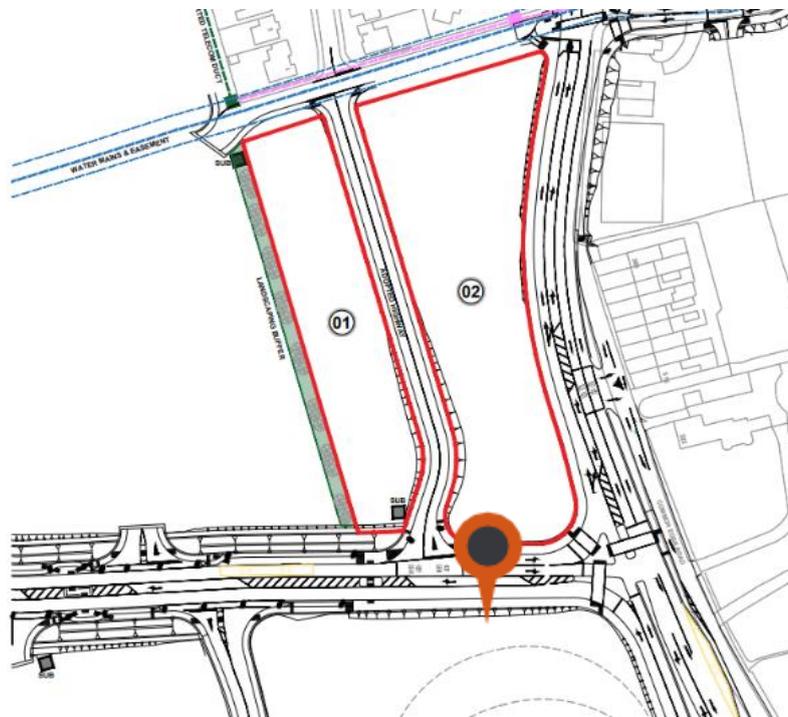




Blackpool Airport Enterprise Zone
Blackpool, FY4 2RP

For Sale

RESIDENTIAL DEVELOPMENT PLOT, EASTERN GATEWAY 1.24 HECTARES / 3.1 ACRES



- A residential development plot on the Eastern Gateway
- The land will be available to develop from Q2 2026
- 750Kva rated substation installed on site
- Highway surface water drainage installed
- Located between Blackpool and Lytham St Annes
- Accessible five minutes from M55 motorway with nearby train, tram and rail services.
- Access to high performance fast fibre to the property (FTTP)

Enquire today

blackpoolez.com

EZ@blackpool.gov.uk

0808 164 4922



BLACKPOOL AIRPORT
ENTERPRISE ZONE
LANCASHIRE
blackpoolEZ.com



Location

Blackpool is a large town on the north west coast of England. This residential site is surrounded by established neighbourhood areas around Common Edge.

Local Amenities

This residential site lies within Common Edge, a quiet residential outer suburb of Blackpool and is within 10 minutes' drive from both Blackpool and St Annes town centres.

Other villages, Ansdell, Lytham, Kirkham and Poulton-le-Fylde can also be reached in 15 minutes. The area is well served by local bus connections, while the M55 motorway can be reached in five minutes.

The site fronts on to Common Edge Road, with local pubs, schools, café, sports village and garden centres within walking distance.

A new road (Vickers Way) is under construction and will connect the site to the heart of Blackpool Airport Enterprise Zone, providing access to local amenities including a thriving retail park with Morrison's, Aldi, and Lidl supermarkets, Starbucks & Costa coffee shops and McDonalds', Greggs and Nandos food outlets, as well as direct access into a growing business park.

At the western edge of the business park is Blackpool Airport, as well as South Fylde train line connecting to Lytham St Annes, Kirkham and Wesham and Preston. A local tram connection also sits on the seafront, connecting the Promenade to Blackpool's main train station.

Why Blackpool

Blackpool is undergoing a £2bn+ growth and prosperity programme, resulting in an impressive resurgence.

The town offers connectivity to all major northern cities, with direct rail to Manchester, Liverpool, Leeds, Birmingham and London by rail.

For more information, visit www.businessinblackpool.com



FFTP broadband -
1 gigabit
connection
speeds available



Power and
s/w drainage
pre-installed



Proximity to
local schools
and
community



Landscaped
environment



Provision for
EV charging
points



Excellent access
to Jct 4 M55

Planning

Subject to planning consent. It is identified in the Local Plan part 2 as land dedicated for residential development.

VAT

All rents and prices quoted are subject to vat at the prevailing rate.

Terms

Freehold sale. Full terms to be agreed.

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