



Land & Development in LA3

91 Regent Road, Morecambe, Lancashire,
LA3 1AF

£260,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Full planning permission
- ✓ Three 3-bedroom and three 4-bedroom houses
- ✓ Freehold residential development opportunity
- ✓ Established residential location close to Morecambe Promenade
- ✓ Adjacent to the ongoing Park Residences redevelopment

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

Residential Development Opportunity – Full Planning Permission for Six Family Homes, Morecambe.

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 8 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.

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.

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.

Situated alongside the landmark Park Residences redevelopment, the site offers an attractive opportunity for housebuilders and developers seeking a consented residential scheme in an established Morecambe location benefiting from significant ongoing investment and regeneration.

Development Opportunity-

The approved scheme offers an attractive opportunity for developers and housebuilders to deliver six contemporary family homes within an established residential neighbourhood. Comprising three 3-bedroom and three 4-bedroom properties, the development benefits from full planning permission, substantially reducing the planning uncertainty associated with acquiring an unconsented site. The relatively compact six-unit scheme may appeal to regional housebuilders, smaller developers and investors seeking a manageable residential project with the flexibility to deliver and market the properties individually.

Neighbouring Investment and Regeneration-

The development site adjoins Park Residences, the landmark former Park Hotel, which is currently undergoing an extensive refurbishment and conversion into 14 high-quality apartments. This substantial investment is transforming the neighbouring Victorian building and improving the immediate setting of the proposed houses. Combined with Morecambe's wider regeneration ambitions, including Eden Project Morecambe, and the site's proximity to the promenade, local amenities and transport connections, the location presents an appealing opportunity for residential development.

Price: Starting Bid £260,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: None

Description

Prime Residential Development Opportunity Freehold development site with full planning permission for the construction of six contemporary family homes in one of Morecambe's fastest regenerating residential locations.



Location

Location The site occupies a prominent position adjacent to the former Park Hotel on Balmoral Road.



Tenure

Title number LA652106 - Freehold



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



ELEVATIONS 1:100



FRONT

SIDE (R & L HANDED)

REAR



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100



INDICATIVE ROOF PLAN 1:200

FLOOR AREAS
Ground Floor: 49.10m² / 5296ft²
First Floor: 49.10m² / 5296ft²
Second Floor: 44.60m² / 4809ft²
Total: 142.80m² / 15389ft²

0m 5m 10m
Scale 1:100

Revision Notes:

CLIENT	Alexander Matthews Stays Limited		
PROJECT	Proposed Residential Development at		
	The Park Hotel, 91 Regent Road, Morecambe, LA3 1AF		
DRAWING	Proposed House Type 4H1538 (Plots 1-3) - Proposed Floor Plans & Elevations		
DRAWN	JAL	DATE	06/01/25
SCALE	Varies	SHEET	A2
		NUMBER	23/TSB/HT01
		REVISION	

LMP ARCHITECTS

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Trading name of Alexander Matthews Stays Limited. Registered in England and Wales No. 14070113

91 Regent Road, Morecambe, Lancashire, LA3 1AF

Contact your local branch today for more information on this property:

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