

Exciting Residential Development Opportunity

For Sale – Price Reduced

The Broadway Hotel Redevelopment East Promenade Morecambe LA4 5AR



The site

Planning consent for 47 one, two and three bedroom luxury apartments with stunning views over Morecambe Bay and of striking modern architectural design.



View from site

Morecambe is situated on the Lancashire coast, 4 miles from Lancaster, 21 miles from Kendal and approximately 5 miles from access to the M6 motorway at junction 34. The town has a resident population of 42,000 and receives significant numbers of visitors throughout the year being an established resort which has benefited recently from the Urban Splash development of the Midland Hotel and the opening of a new Sainsbury's supermarket as well as other private and public investment initiatives.

Location

The property is situated to the north east of Morecambe town centre in a prominent corner location fronting the promenade with stunning views over Morecambe bay to the Lakeland Fells. This and adjoining areas are well established and desirable residential areas with demand from all sectors including the retirement sector.

Planning Consent

The property has been granted planning consent for the demolition of the hotel and the erection of 47 one, two and three bedroom apartments. Copies of the planning consent and plans are available on our website, www.peill.com

Tenure

Freehold with vacant possession.

Price

Offers around £1.45 million pounds. Our client may consider a part exchange scheme with regards to houses suitable for rental.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

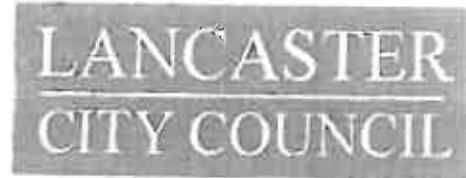
The property has not been registered for VAT.

Viewing and Further Information

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.



file



Promoting City, Coast & Countryside

Norfolk Hotels And Leisure
C/O Mr Harry Tonge
Steven Abbott Associates LLP
North Quarry Office
North Quarry Business Park
Appley Bridge
Wigan
Lancs.
WN6 9DB

Regeneration and Policy
Development Management Team

PO Box 4
Town Hall
Lancaster
LA1 1QR

TOWN & COUNTRY PLANNING ACT 1990

RENEWAL OF PLANNING PERMISSION

- Application No. : 10/00519/RENU**
- Applicant : Norfolk Hotels And Leisure**
- Site Address : Broadway Hotel Marine Road East Morecambe Lancashire LA4 5AR**
- Proposal : Application for extension of time on application 07/01236/FUL for demolition of hotel and erection of 47 one, two and three bed apartments**

Lancaster City Council hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** for the renewal described above in accordance with your planning application dated 21 May 2010, and the plans, drawings and documents which form part of the application, subject to the following conditions and reasons:-

1. The development to which this permission relates must be started not later than the expiration of 3 years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. This permission relates solely to the application as amended by the amended plans received on 7 November 2007 reducing the overall height of the building at either end and reducing the number of apartments to 47.
Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
3. The development hereby permitted shall be carried out in accordance with the submitted approved plans or any amended plans subsequently approved in writing by the local planning authority.
Reason: To ensure a satisfactory standard of development.
4. No development shall commence until details of the materials and finishes of external elevations and roof have been submitted to, and approved in writing by, the local planning authority. The development shall then be constructed in accordance with the approved details.
Reason: In the interest of the visual amenity of the area and so that the local planning authority shall be satisfied as to the details.

The access balconies shown on the approved plans shall be obscure glazed in accordance with details to be agreed with the Local Planning Authority.

Reason: In the interests of the amenities of the adjoining properties.

6. The development shall be designed and constructed to meet at least the standards set out in Code 3 for Sustainable Homes.

Reason: To secure a sustainable form of development.

7. No development shall commence until the applicant(s) (or their successors in title) have submitted a scheme which incorporates on-site renewable energy measures to provide at least 10% of the predicted energy requirements arising from the development. The development shall be constructed in accordance with the approved details, after which the applicant will provide written confirmation that the approved works have been provided.

Reason: To contribute to the reduction of carbon dioxide emissions within the environment.

8. No development shall commence until details of the landscaping of the site, including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in the first planting season following completion of the development, or following first occupation/use, whichever is the earliest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with "BS 5837 (2005) Trees in relation to construction - recommendations" and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

Reason: In the interests of the amenity of the area.

9. No part of the development shall be occupied or brought into use until the car parking areas shown on the approved plan(s) have been provided in full and are available for use. The car parking areas shall thereafter be kept available for the parking of cars at all times.

Reason: In the interests of highway safety and convenience.

10. No occupation or use of the building(s)/land shall occur until the cycle storage provision and/or associated shower and changing facilities indicated on the approved plan(s)/supporting documents have been provided in full and are available for use. The facilities shall be retained at all times thereafter.

Reason: To encourage sustainable transport modes.

11. No development shall commence until a scheme of off site highway improvements has been submitted to, and approved in writing by, the Local Planning Authority. The improvements to be included are:

- Improved pedestrian crossing facilities across Broadway and Marine Road East
- Existing vehicular crossings made redundant by the development shall be returned to standard footpath specification

- Alterations to the existing planting along the highway verge

The approved scheme of improvements shall be implemented and completed prior to the occupation of the buildings.

Reason: In the interest of highway safety and to encourage sustainable transport modes.

12. No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to, and approved in writing by, the local planning authority. The

affordable housing shall be provided in accordance with the scheme approved. The scheme shall include:

- (a) The numbers, type and location of all the affordable housing;
 - (b) The timing of the construction of the affordable housing units;
 - (c) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and,
 - (d) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which the occupancy shall be enforced.
- Reason: To deliver a mixed sustainable community that offers opportunities for affordable home ownership, and flexibility and choice to those who wish to rent property.

13. No development shall commence until a scheme for the adequate storage/enclosure of all refuse has been submitted to, and approved in writing by, the local planning authority. No occupation of the buildings/use of land shall occur until the scheme has been implemented in accordance with the approved details.

Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.

14. No site clearance or construction of the development shall occur on the site except between the hours of 0800-1800 Monday to Saturday. In particular no work shall be undertaken on Sundays or on Public Holidays without the prior written agreement of the local planning authority.

Reason: In the interests of residential amenity.

15. Prior to the commencement of the development hereby permitted, details of a programme for the demolition work required on the site shall be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with such agreed details.

Reason: So that the local planning authority shall be satisfied as to the details.

16. No development shall commence until a scheme for the control of all dust arising from demolition, site clearance and construction has been submitted to, and approved in writing by, the local planning authority. The scheme shall detail all operations capable of generating dust detectable beyond the boundary of the premises. The scheme shall be maintained at all times thereafter for as long as these activities continue.

Reason: To ensure that unsatisfactory odours are minimised in the interests of residential amenity.

17. In the event that any unforeseen soil contamination is found during the permitted development, it shall be quarantined and reported immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken by a competent person in accordance with a scheme agreed with the Local Planning Authority prior to commencement and, where additional remediation is necessary, a supplementary Remediation Scheme shall be agreed in writing with the Local Planning Authority. The agreed scheme shall be completed before work recommences unless otherwise agreed in writing with the Local Planning Authority.

Following completion of the supplementary Remediation Scheme as approved, a verification/validation report and certificate shall be agreed with the Local Planning Authority.

Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised, together with those to controlled waters and ecological systems and to ensure that site workers are not exposed to the unacceptable risks from contamination during construction.

18. No impact driven pile-driving is permitted on the development site during the construction phase except in accordance with a scheme for noise control (including a Noise Impact Assessment and proposed control measures), which will have been submitted to, and approved in writing by the local planning authority before the works commence.

Reason: To ensure that unsatisfactory noise and vibration are minimised in the interests of the amenity of the area.

19. No development shall commence until the mitigation measures indicated in the approved plans and supporting documents have been fully implemented by a competent, professional person (as approved

by the Wildlife Trust) to protect the hibernation sites, roosts or breeding sites of any species of Bat (Chiroptera). These measures shall be retained within the development at all times thereafter.
Reason: To ensure that adequate provision is made for these protected species.

20. Prior to the commencement of the development hereby permitted, details of a gate to the car park to prevent the ingress of water to the car park in the event of flooding shall be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with such agreed details.

Reason: So that the local planning authority shall be satisfied as to the details.

SUMMARY OF REASONS FOR GRANTING OF PLANNING PERMISSION

The decision to grant Planning Permission has been made having regard to the policies of the Development Plan, which comprises the Adopted Lancaster District Core Strategy; Saved Policies of the Lancaster District Local Plan; and all other relevant considerations, including Supplementary Planning Guidance.

ADVICE

The works referred to in condition 11 will require the applicant to enter into a Section 278 agreement with Lancashire County Council as Highway Authority.

Signed:



Date: 26 July 2010

Andrew Dobson Dip EP MRTPI PDDMS
HEAD OF REGENERATION AND POLICY

Your attention is drawn to the notes to be read in conjunction with the notice of decision. A copy can be downloaded from <http://www.lancaster.gov.uk/documents/planning/decnotes.pdf>

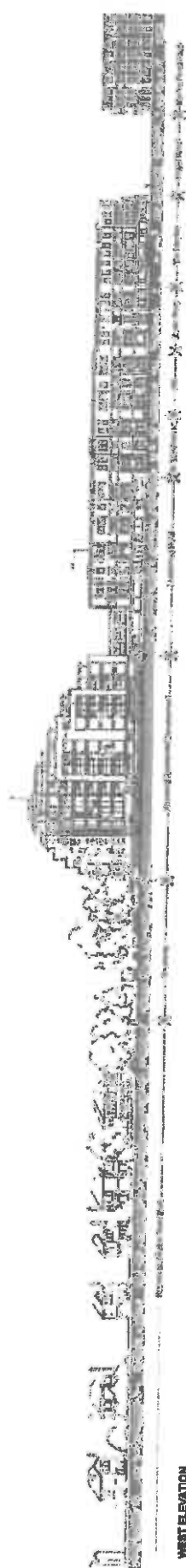
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NORTH ELEVATION



SECTION AA



WEST ELEVATION



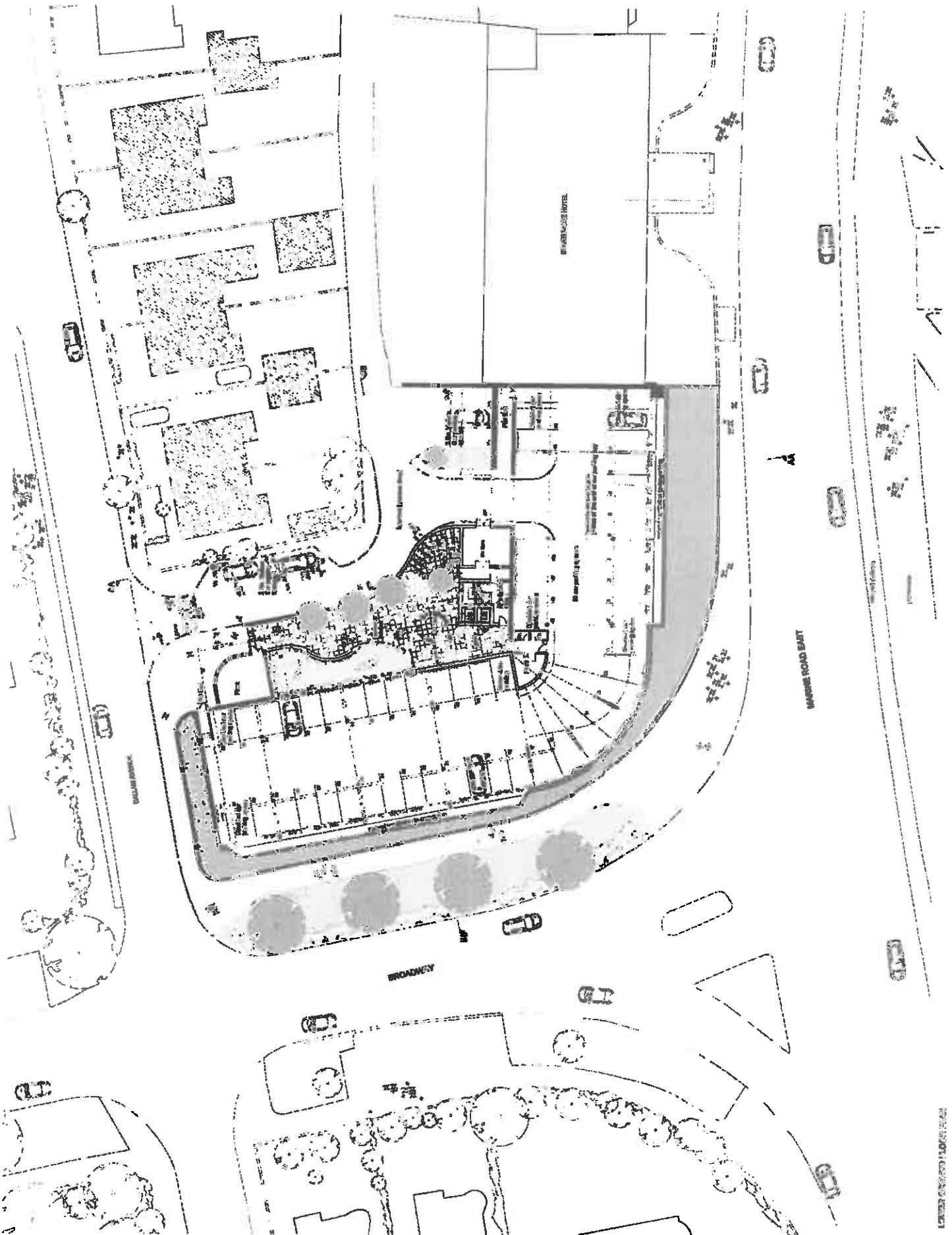
EAST ELEVATION

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NO. 1	General Notes
NO. 2	Site Plan
NO. 3	Site Plan
NO. 4	Site Plan
NO. 5	Site Plan
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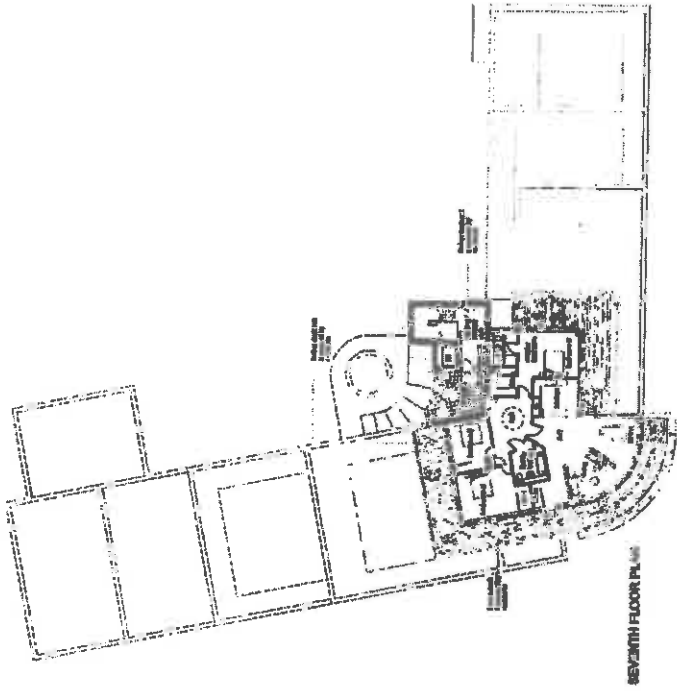
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 3. Room Area (sq. ft.)
 4. Room Volume (cu. ft.)
 5. Room Perimeter (ft.)

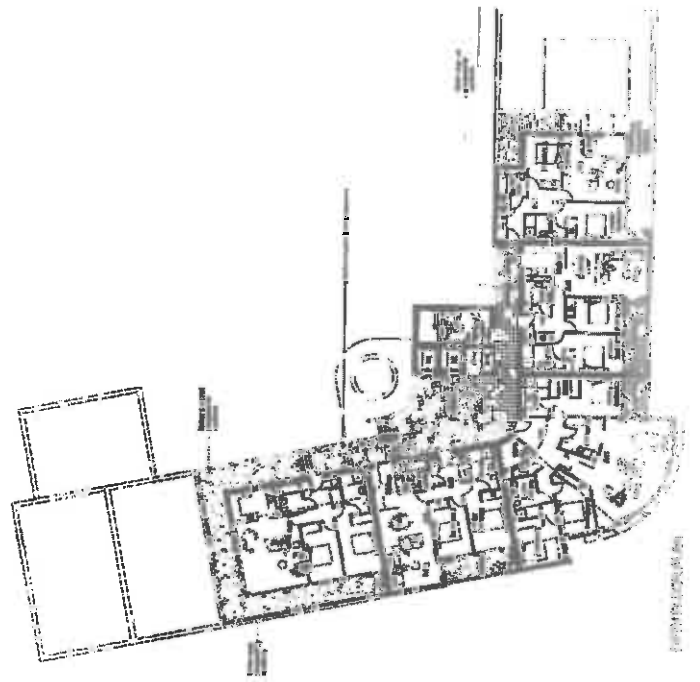
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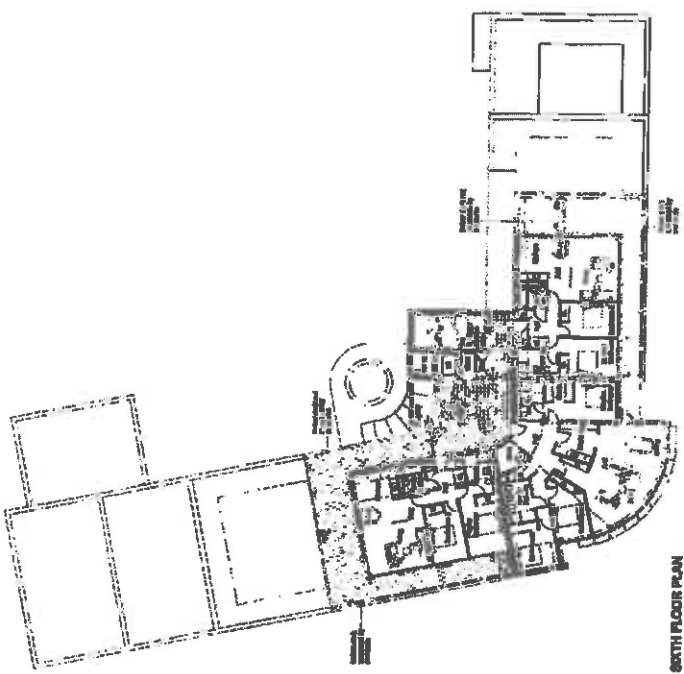
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SEVENTH FLOOR PLAN

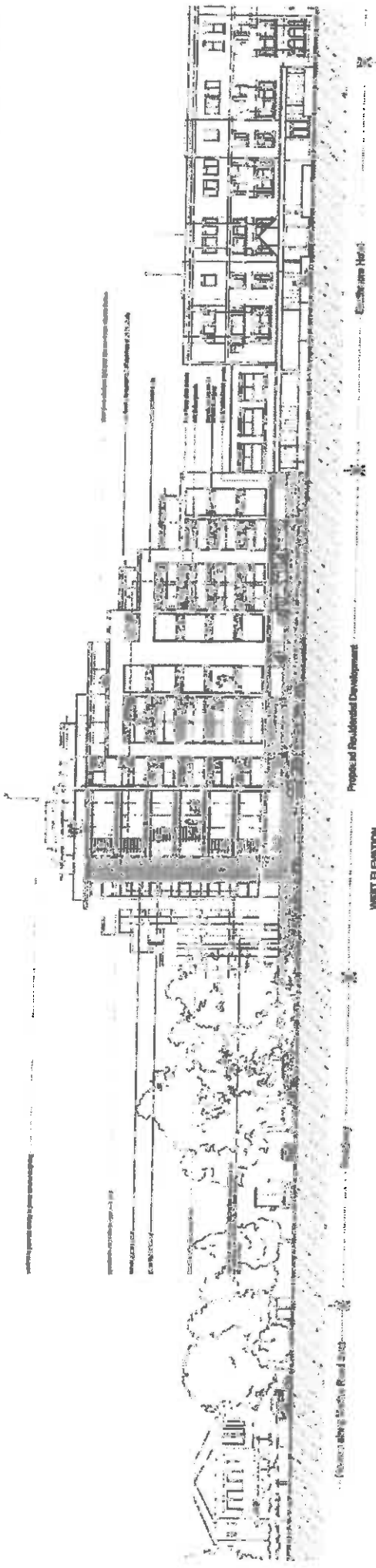


EIGHTH FLOOR PLAN



SIXTH FLOOR PLAN

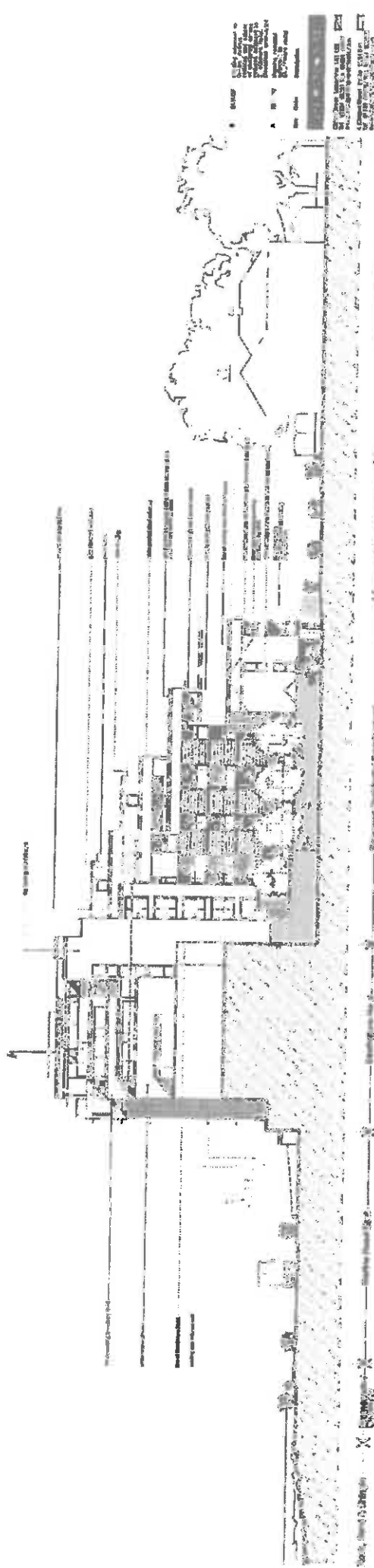
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WEST ELEVATION

Proposed Residential Development

Eastside Hotel



SOUTH ELEVATION

Proposed Residential Development

B at of Ho-way of Ex-awney

PROJECT NO. 10/10/10	DATE 10/10/10
DRAWN BY [Name]	CHECKED BY [Name]
SCALE 1:100	PROJECT TITLE [Title]
CLIENT [Client Name]	ARCHITECT [Firm Name]
LOCATION [Location]	PROJECT NO. 10/10/10



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imp architects ltd

Chico Street, Limerick, LA1 1EX
 Tel: 01722 46811 Fax: 01722 46009
 email: info@imp-architects.com

4 Chapel Street, Solihull, B374 9JL
 Tel: 01722 822207 Fax: 01722 822108
 info@imp-architects.com

Client:
 NORFOLK HOTELS
 AND LEISURE LTD.

Contract:
 NEW APARTMENTS
 BROADWAY
 MORECAMBE

**PROPOSED
 LOCATION PLAN**

Date	Scale	By
Aug 07	1:1250	CT
Job Number	PL/10	Rev
L2562		

LOCATION PLAN

MORECAMBE BAY