



# PROPERTIES UNDER THE HAMMER



173 Hawes Side Lane, Blackpool, FY4 4AJ

Auction Guide £120,000



In South Blackpool, 173 Hawes Side Lane presents an exceptional opportunity for developers and investors alike. This cleared development site, formerly the Empire Bingo, spans approximately 0.37 acres, offering a blank canvas for your vision. The land boasts prominent frontage onto Hawes Side Lane, ensuring excellent visibility and access.

Situated in a well-established residential area, the site is conveniently located near local amenities, schools, and transport links, making it an attractive proposition for potential projects. The surrounding neighbourhood is predominantly residential, which opens the door to a variety of development possibilities, subject to the necessary planning permissions.

With the previous structure now demolished, the land is level and ready for redevelopment, allowing for a swift start to any proposed plans. Whether

