

for sale

Residential Development Plot

0.08 Acre (0.03 HA)



BEST & FINAL COLLECTED THURSDAY 12 NOVEMBER 2020

Land to the North of
Carlton Road
Rushgreen Works
Lymm
WA13 9RF

- Full Planning Submitted
- Four Bedroomed Detached House
- Sought After Area
- Rare Self-Build Opportunity

MORGANWILLIAMS.com

01925 414909

Location

The property is situated just off Rushgreen Road in Heatley Mere close to the Co-op and other shops.

Heatley Mere is a highly regarded residential location, approximately 2 miles from Lymm's historic Village Centre, which boasts a fantastic array of restaurants and shops.

A Sainsburys retail store is nearby, further along Rushgreen Road.

Description

We are delighted to offer for sale a residential building plot for a single four bedroomed detached home.

Full Planning Permission has been applied for under Planning Number 2020/37292.

The design is for a 3 storey home that once completed could potentially be worth in excess of £450,000, providing it is constructed to a high standard with quality fixtures and fittings included.

The site is fully cleared and accessed via Carlton Road.

Accommodation

The site extends to 0.08 Acre (0.03 HA).

The accommodation schedule is in accordance with the attached plan.

The proposed layout extends to 207 m² (2,228 ft²).

Tenure

Freehold.

Planning

Full Planning Permission has been applied for under Planning Number 2020/37292, in accordance with the attached plans.

Interested parties can make their own enquiries via Warrington Borough Council's Planning Department Website.

(<https://www.warrington.gov.uk/planningsearch>).

Asking Price

Offers over £200,000.

VAT

VAT is applicable to the above sale price at the prevailing rate.

Viewing

Independent roadside viewings are available.

Contact

For further information please contact Morgan Williams, 01925 414909.

Rob Bates

rbates@morganwilliams.com

For details of other properties, our website address is

SUBJECT TO CONTRACT

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

REQUEST FOR OFFERS

COMBINED PLOTS
FOR THE PROPOSED DEVELOPMENT OF 10 NO. UNITS
RUSHGREEN WORKS
LYMM

We are in receipt of several offers and expressions of interest for the above combined properties.

We are now inviting all interested parties to submit their best and final offers for the properties by **12 Noon on Thursday 12 November 2020**. Guide price of offers over £1,200,000 plus VAT.

Your offer should be submitted in writing to both the following email addresses: rbates@morganwilliams.com and hquarmby@morganwilliams.com), and marked **Rushgreen Works Lymm - Tender**, to include the following:-

1. Your offer.
2. Any conditions attached to your offer.
3. Your offer will be subject to approval to the current Planning Application Reference Numbers: 2020/37910 and 2020/37292.
4. Identity of purchaser:
 - a) the name of the individual or individuals who will be purchasing the property together with their postal address, or
 - b) the name of the company, registered address and names of the directors who will be purchasing the property.
5. Proof of funding which can be in the form of a bank statement, or letter from your Bank confirming sufficient cash funds are in place. Alternatively, information confirming a mortgage offer which again will prove that sufficient funds are available to you.
6. Your solicitors contact details.
7. Estimated timescales for exchange and completion.

The selected purchaser will be required to verify their identity in order to comply with money laundering regulations and legislation. The identity verification requires a form of photographic ID together with another form of ID to verify proof of residence. Further details as to which documents are acceptable will be provided to the selected purchaser.

Please note that this is an informal tender and my client is not obliged to accept the highest or any offer that is received.

E&OE

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