Frank Harrington Associates
CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

On the Instructions of United Utilities

FOR SALE

Land at Chester Road/Pool Lane, Walton, Warrington, WA4 6EP

0.7 acres suitable for residential development

General Description

Former yard previously used for storage and workshops occupying an excellent prominent location suitable for a quality residential development (subject to planning permission). The site is located within a well established and high value residential area and close to local shops and facilities.

Planning

The site may be suitable for a small scale quality residential development scheme (subject to the necessary consents). Interested parties must make their own enquiries of the Local Planning Authority.

Easement

A water main, subject to easement, crosses the site frontage as shown on the attached plan. This area cannot be built on but can be used for access and gardens.

A land drain passes through the site which may need to be diverted. Warrington Council have previously agreed to this in principal (2004).

Local Authority

Warrington Borough Council. Planning Department: Tel: 01924 442819.

Services

Interested parties must satisfy themselves as to the availability and capacity of the required services.

Purchase Price

Offers are Invited on an **unconditional basis but subject to Clawback** in the event that Planning Permission is received to enhance the value. Alternatively an offer can be made on a **Subject to Planning basis.**

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