



New Park Road, Queensbury,

£425,000

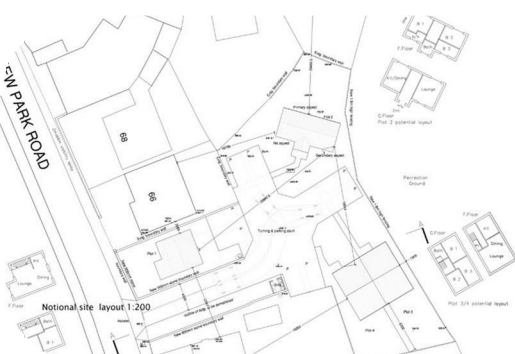
**** LAND OPPORTUNITY **** LAND OPPORTUNITY **** LAND OPPORTUNITY **** LAND OPPORTUNITY ****

Development opportunity!!! Outline planning for demolition of existing building and 4 new build dwellings.

Situated on the outskirts of Queensbury Village, yet within easy reach of amenities, shops, first and secondary schools.

The availability of a site with planning consent is rare, and presents an excellent opportunity for a local developer to acquire a site.

Outline planning consent has been granted for the development of the site into 2 detached properties and a pair of semi detached properties under planning application number 23/04154/OUT.



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Council Tax Band

D

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(13-38) F			
1-12) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(13-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

