



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
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Foxhill Farmhouse and buildings, Foxhill Lane, Halewood, L26 4XG

Offers over £750,000

A rare opportunity to create an outstanding development in a most attractive rural location which is only a short distance from all amenities in the surrounding towns and to the motorway network.

The site comprises the farmhouse and adjacent former farm buildings which have the benefit of two separate outline planning consents to form a courtyard style development of 12 dwellings. The site extends to 1.32 acres 0.54 hectares or thereabouts, but the seller owns the surrounding land and the boundaries are not fixed and are subject to discussion with interested parties. The land will be sold by informal tender in one lot freehold and with vacant possession.



Foxhill Farmhouse and buildings, Foxhill Lane, Halewood, Liverpool

A data room has been established and contains a full suite of planning and associated documents. Interested parties should contact Proctors, following registration will facilitate access to the data room.

LOCATION

Set in the midst of open fields the site is only approximately 1.5 miles from the centre of Halewood and all amenities with buses and trains whilst Tarbuck Island is about 4 miles distant the development provides a rare opportunity to enjoy the combined benefits of rural living in close proximity to urban amenities.

The site is generally level and is characterised by mature trees and shrubland.

The site is approached via Foxhill Lane part of which is adopted but the final section is private. Some upgrading of this area will be required.

METHOD OF SALE

Offers are invited on a conditional or unconditional (planning) basis. The site will be sold as a whole, freehold and with vacant possession.

PLANNING

The site has the benefit of two outline planning consents. Full details are available in the data room.

SERVICES

Bidders are to make their own enquiries and satisfy themselves as to the availability, location and capacity of services.

VIEWING ARRANGEMENTS

Any reasonable time

OFFERS

Are to be submitted by email by 12.00 noon on Friday 7th June. We request that all offers are accompanied with a layout and an overview of the proposed development. The bidder should also provide a statement demonstrating that they have the necessary experience and funding to make the purchase and deliver the scheme. Submissions must state any conditions associated with the financial offer.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
Liverpool City Council
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Foxhill Farmhouse and buildings Foxhill Lane, Halewood, Liverpool

VAT

The property is not subject to VAT

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE THEN GIVEN ACCESS TO DATA ROOM THAT CONTAINS FULL SUITE OF PLANNING AND ASSOCIATED DOCUMENTS. VIEWING BY APPOINTMENT ONLY. SERVICES; BIDDERS ARE TO MAKE THEIR OWN ENQUIRIES AND SATISFY THEMSELVES AS TO THE AVAILABILITY, LOCATION AND CAPACITY OF SERVICES.



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