



## For Sale - Land suitable for a variety of uses subject to planning

**Land To The Rear, 113 Crow Lane West, Newton Le Willows, North West, WA12 9YN**

**0.55 Acres (0.22 Hectares)**

- Former Builders Merchants
- Highly prominent location
- Suitable for a range of uses
- Excellent transport links
- Suitable for owner occupiers or investors

## Description

The subject site is a former builders Merchants which is suitable for a variety of uses, subject to the necessary planning consents. It is located on a highly prominent junction and semi triangular in shape. It has direct and prominent access on to Crow Lane. The site is level and of hard standing.

## Location

The subject property is located off Crow Lane, Newton Le Willows. It is located at the junction which meets Vista Road and Heather Brea. Here Vista Road provides access to both the A(580) and the M6 Motorway. It is located in a predominantly residential area.

## Accommodation

The site has been measured via ordnance survey (Promap) and we understand the site extends to a total of 0.55 acres (0.22 Hectares)

## Tenure

We understand the land is held freehold.

## Price

Seeking unconditional offers of £450,000 subject to contract

## Planning Use

The site, was previously used as a builders merchants, it is suitable for a variety of uses subject to the necessary planning consents

## EPC

An EPC is not required for the sale of the land

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £8,300

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk



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