

135 HIGHER LANE
 Lymm
OFFERS OVER
£700,000



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THE AREAS LEADING ESTATE AGENCY

A superb building plot of 0.4 acre with
 Planning Permission for a large detached
 house.

Lymm
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GASCOIGNE HALMAN

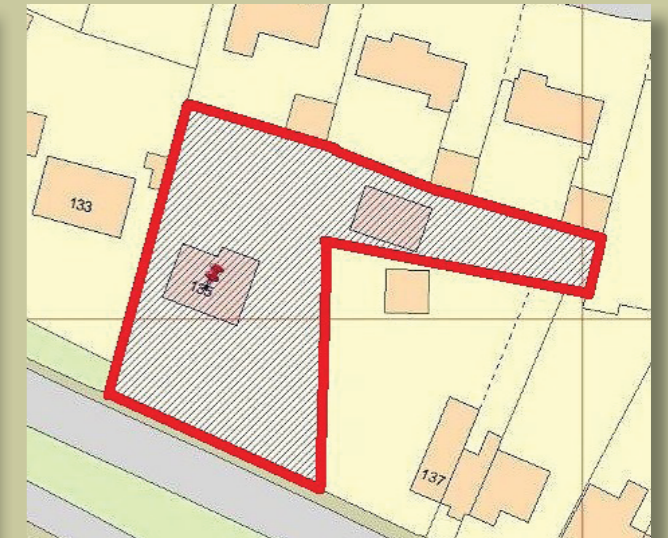
- Small detached bungalow on large plot
- Full Planning Permission granted
- Large detached house and garage block

- Superb 0.4 acre plot
- Tremendous development potential
- Very rare opportunity not to be missed

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£700,000**

135 HIGHER LANE

L y m m



Currently a small detached semi-derelict bungalow sits on this large L shape plot of approximately 0.4 acre. The property has been sat empty for some 10 years and is now ripe for re-development and provides tremendous potential. This exciting opportunity will be of great interest to developers looking for their next project and private buyers looking to build their dream "grand designs" home. A site inspection is essential to appreciate this rare opportunity and its delightful surroundings. The plot has Full Planning (2016/28723) Proposed demolition of existing dwelling and associated out-building and construction of dwelling-house with detached garage block.

Application paperwork and plans are available from planning. warrington.gov.uk or from our office. The plot is very well situated on this highly regarded road close to both Lymm Village and High School, Lymm Dam and local shops.

LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket and Post Office, together with various restaurants, coffee shops and country pubs. A local market is held once a week. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester

International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

DIRECTIONS

SAT NAV WA13 0BU

TENURE

Freehold. Subject to verification by Solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington Borough Council. Council Tax Band:- TBC

VIEWING

Strictly by appointment through the Agents.

EIGHTEEN NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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