

0151 268 5280

eddisons.com

FOR SALE - PRIME RESIDENTIAL DEVELOPMENT
OPPORTUNITY

Eddisons



“WITCHWOOD”, MERE LANE, HESWALL, WIRRAL CH60 6RR

Price: On Application

Size: 022 hectares (0.55 acres)

- Freehold
- Planning permission granted for 8 self-contained apartments
- Prime residential location in Heswall, Wirral

LOCATION

The property is located on Mere Lane just north of Heswall town centre close to its junction with Irby Road.

Mere Lane is close to Telegraph Road (A540) which leads south into Heswall town centre and north towards West Kirby and Hoylake.

The immediate location is surrounded by a mixture of predominately detached houses on large individual plots.

DESCRIPTION

The subject property is currently occupied by a two bedroom bungalow and gardens on an irregular shaped site with access fronting Mere Lane.

The bungalow will require demolition prior to development taking place.

ACCOMMODATION

We measured the site electronically and understand it to be 0.22 hectares (0.55 acres).

PLANNING

Planning permission was granted on 20 March 2024 (App No: 23/00776) for the demolition of the existing building and erection of a detached building containing 8 no. self-contained apartments with detached bin/cycle store and on site car parking.

FLOOR AREAS

The proposed scheme comprises 6 no. 3 bed apartments ranging in size from 137.1 sq m to 144.2 sq m and 2 no. 2 bed apartments of 112.1 sq m on ground and two upper floors.

We understand the total floor areas of the proposed development are as follows:

UNIT	M ²	SQ FT
6 no. 3 bed apartments	831.9	8,954.6
2 no. 2 bed apartments	224.2	2,413.3
TOTAL	1,056.1	11,367.9

TENURE

The title is held freehold under Title No: MS426631 a copy of which is available upon request.

TERMS

Our clients freehold interest is placed to the market with vacant

possession, and benefitting from the planning permission outlined above with guide price and further information available upon request.

FURTHER INFORMATION

The following additional information is available upon request:

- Land Registry title and plan for freehold title no: MS426631.
- Planning permission
- Floor and elevation plans relating to the proposed 8 unit development
- Landscape and planting plan
- Arboricultural Method Statement
- Drainage document
- SuDs Supporting information
- Tree survey
- Ecology report

VAT

We understand that the transaction will not be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the transaction.

VIEWING

Strictly via the agents

Robert Diggle
0151 268 5280

robert.diggle@eddisons.com

MAY 2024

For more information, visit eddisons.com
T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

IMAGES



For more information, visit eddisons.com
T:0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

PHOTOGRAPHS



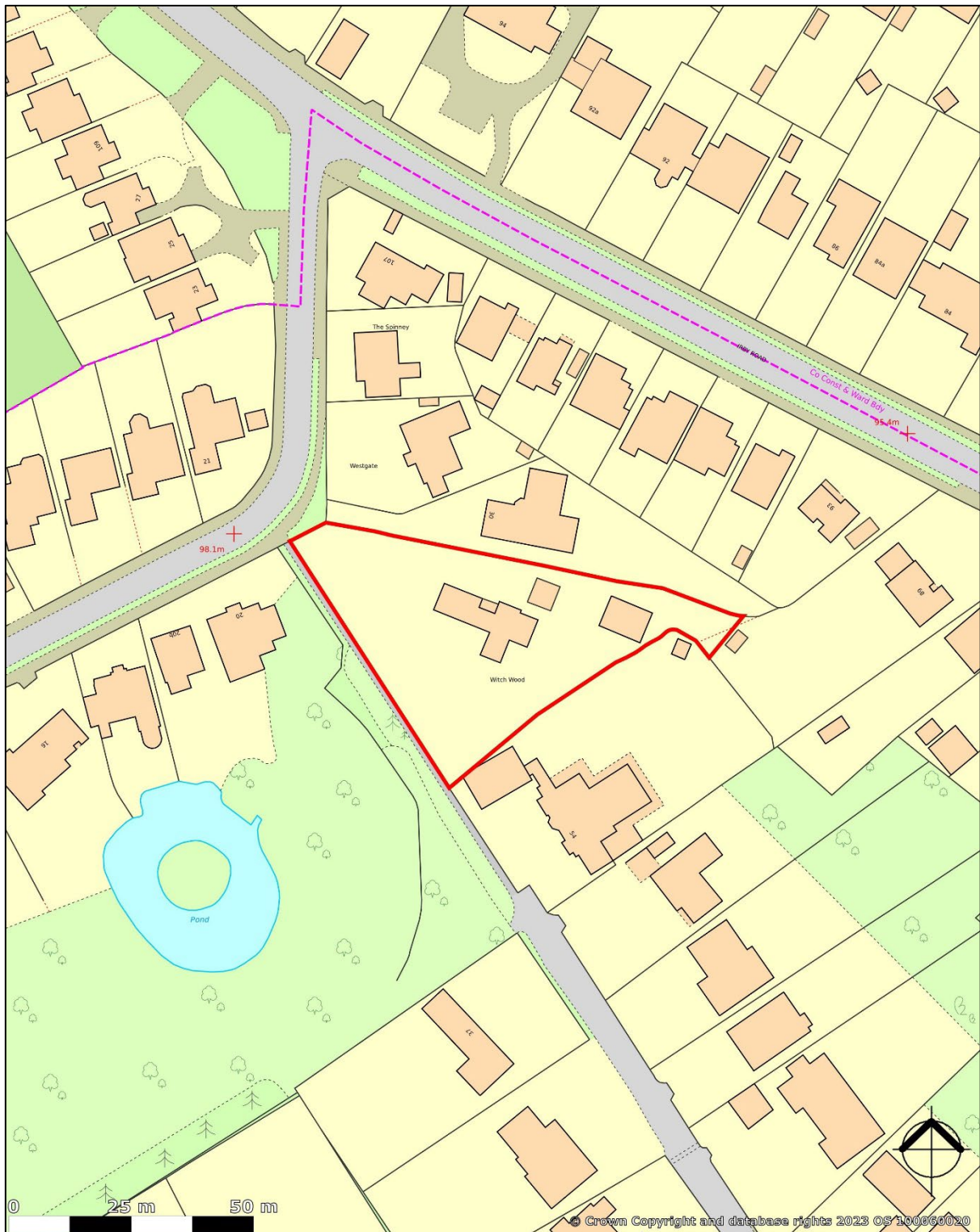
For more information, visit [eddisons.com](https://www.eddisons.com)
T:0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

SITE PLAN



For more information, visit eddisons.com
T:0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.