

## Laurelbanks, Heswall, Merseyside CH60 6RE

£185,000

🛏 null Bedroom 🛋 null Reception 🚿 null Bathroom 🏠

**\*\*Unique Building Opportunity - Create Your Own Detached Dwelling.\*\***

Outline Planning Permission has been Granted for a Detached Dormer Dwelling On 4th October 2022.

Hewitt Adams is delighted to market this UNIQUE OPPORTUNITY to build YOUR VERY OWN detached Dormer property in a HUGELY SOUGHT AFTER part of HESWALL and downsize in style with a home of your own creation.

Accessed from Laurelbanks - a desirable and very quiet road a short walk from the centre of Heswall, a bus stop and the Heswall Dales nature reserve.

It is INCREDIBLE RARE for opportunities to build your very own property in a location like this to arise - and the Agents anticipate strong interest.

The Outline Planning Application included proposals for a DETACHED TWO BEDROOM DORMER DWELLING with a modern OPEN PLAN LIVING ROOM downstairs. Off-road driveway parking and an appropriately sized garden [plans available to view but with all matters reserved for subsequent application.]



A 'potential' layout for the new dwelling;

Front Entrance

Into:

Porch

Door to:

Open-Plan Kitchen and Living Room

W.C.

FIRST FLOOR

Bedroom One

Bedroom Two

Bathroom

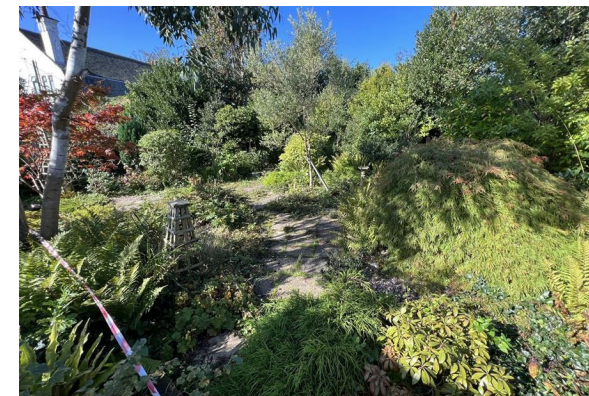
Schedule of conditions for Outline Planning

1) Details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this decision.

3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last reserved matters to be approved.

4) The development hereby permitted shall be carried out in accordance with the following approved plan: Key Plan, dated April 2019.



Appeal Decision

Site visit made on 30 August 2022

by David Jones BSc (Hons) MPlan MRTPI  
an Inspector appointed by the Secretary of State  
Decision date: 04 October 2022

Appeal Ref: APP/W4325/W/22/3296364

Amulree, 13 Quarry Road West, Heswall CH60 6RE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr George Tytherleigh against the decision of Wirral Metropolitan Borough Council.
- The application Ref OUT/21/01907, dated 24 September 2021, was refused by notice dated 4 January 2022.
- The development proposed is the erection of detached dwelling house with access onto Laurel Banks.

Decision

- The appeal is allowed and outline planning permission is granted for the erection of detached dwelling house with access onto Laurel Banks at Amulree, 13 Quarry Road West, Heswall CH60 6RE in accordance with the terms of the application, Ref OUT/21/01907, dated 24 September 2021, subject to the conditions in the attached schedule.

Procedural Matters

- The application is made in compliance with all matters reserved for future

