

FOR SALE

Residential Development  
Opportunity (subject to planning)

Offers in Excess of: £700,000

Fitton Estates  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Land At Hawthorne Grove, Southport, Merseyside, PR9 7AA



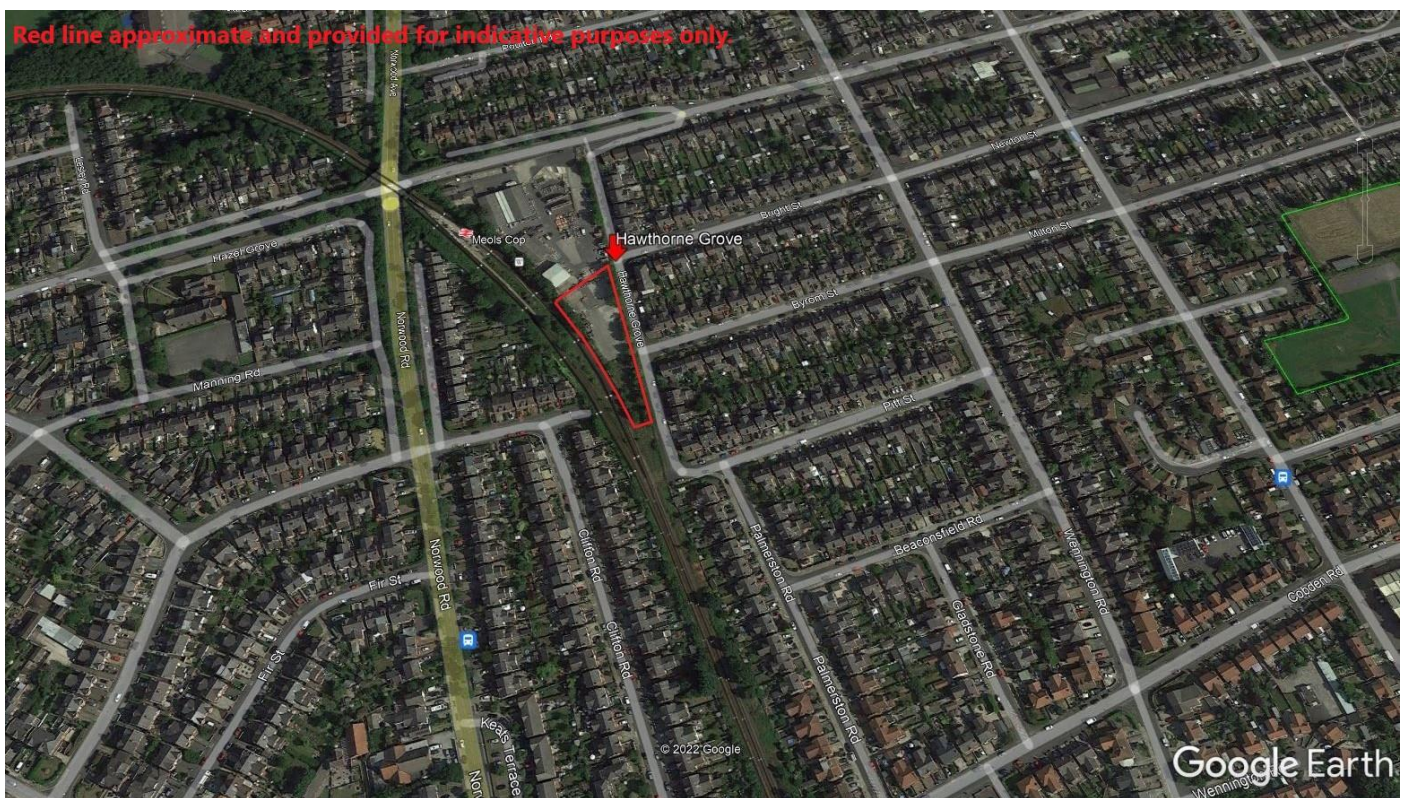
- Scheme as proposed for nine detached dwellings.
- Total GIA as proposed 1,260 square metres (13,563 square feet) on a site of approx. 0.61 acres (subject to confirmation with the deeds).
- Freehold.
- Established residential location in Southport, near Meols Cop Train Station and retail amenities nearby in Bispham Road.
- Offers invited on non-conditional or on a planning conditional basis for the scheme as proposed.

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Southport, Merseyside, PR9 0PG  
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Email: info@fittonestates.com



**Location:** The subject site runs parallel to the Southport to Manchester train line and is situated in an established residential location approximately one mile east from Southport Town Centre.

In addition to the Meols Cop Train Station, retail amenities are also nearby on Bispham Road, with Hawthorne Grove being accessed either from Byron Street or Bright Street, which in turn can be accessed off Wellington Road, via Bispham Road. Please refer to the aerial images below





**Description:** The site is a roughly level and triangular site to the rear of Jewsons Builders Merchants and backs on to the Southport to Manchester train line.

The site is partially concrete hardstanding, and an initial scheme has been prepared to show nine detached dwellings providing the following approximate Gross Internal Areas:

- Plot 1: Two and a half storey detached, providing 175 square metres GIA.
- Plot 2: Two and a half storey detached, providing 160 square metres GIA.
- Plot 3: Two and a half storey detached, providing 120 square metres GIA, including integral garage.
- Plots 4 and 5: Two and a half storey detached, each providing 100 square metres GIA.
- Plots 6 and 7: Two and a half storey detached, each providing 130 square metres GIA.
- Plot 8: Two and a half storey detached, providing 225 square metres GIA.
- Plot 9: Two and a half storey detached, providing 120 square metres GIA including integral garage.

Subject to confirmation with the Deeds, we understand the total site area extends to approximately 0.61 acres.

A copy of the scheme as proposed incorporates the 30 ft National Rail restricted covenant. The title Register and Deed of Covenant, which relates to the 30 ft No Build Restriction from the Railway land are available on request.

A desk top utilities & also topographical survey (in pdf & dwg format) are available on request.

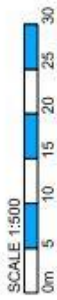




BOUNDARIES AND LINES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE NOT TO SCALE.

**SITE SPECIFIC HAZARDS**

IN ACCORDANCE WITH THE CONSTRUCTION (GENERAL) REGULATIONS 2007, THE FOLLOWING HAZARD INFORMATION HAS NOT BEEN OBTAINED AND MUST BE OBTAINED AND CONSIDERED PRIOR TO COMMENCING THE WORKS TO DETERMINE THE NECESSITY FOR ANY MEASURES TO ADDRESS THE INFORMATION ON THE DRAWING.



**LEGEND:**

RED LINE BOUNDARY - adjusted to physical boundaries shown on topographical survey. TBC

300 NATIONAL RAIL RESTRICTIVE COVENANT

- TYPE C - 3B / 2.5 STOREY  
100 sq.m. G.I.A. APPROX.
- TYPE E - 4B / 2.5 STOREY  
130 sq.m. G.I.A. APPROX.
- TYPE F - 4B / 2.5 STOREY  
180 sq.m. G.I.A. APPROX.
- TYPE G - 4B / 2.5 STOREY  
175 sq.m. G.I.A. APPROX.
- TYPE H - 5B / 2.5 STOREY  
225 sq.m. G.I.A. APPROX.
- TYPE J - 4B / 2.5 STOREY  
120 sq.m. G.I.A. APPROX.
- TYPE K - 4B / 2.5 STOREY  
120 sq.m. G.I.A. APPROX.

AMP  
REV. DATE NOTED

CLIENT/PROJECT  
**BLACK HOWARD CARNEY LTD  
HAWTHORNE GROVE  
SOUTHPORT**

DRAWING TITLE  
**PROPOSED SITE PLAN  
OPTION 04**

STATUS  
**DISCUSSION**

DATE  
**MAY 2022**

PROJECT  
**WINHICMP**

SCALE @ AS  
**1:500**

PROJECT NUMBER  
**11321**

PROJECT CODE  
**14**

PROJECT LETTER  
**A**

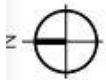
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**11/05/2022**



**THE RATCLIFFE GROVES PARTNERSHIP**  
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**Tenure:** Freehold. Copy of the Title entries are available upon request.

**Asking Price:** Offers in excess of £700,000. Conditional Offers are invited on the assumption that planning permission for the scheme as proposed is secured.

The vendor clients will consider non conditional offers, or alternatively planning conditional offers for a differing scheme.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Legal:** Each party is to be responsible for their own legal costs.

**VAT:** Please note we understand the site is not currently elected for VAT, but the vendors reserve the right to elect for VAT as part of the sale process, if required.

**Viewing:** Please note the site is currently fenced off from Hawthorne Grove, therefore any access onto the site would have to be subject to appropriate prior consent & notice via the adjacent builders merchants.

For further information or to coordinate a site inspection, please contact the sole agents, Fitton Estates.

#### **Details Prepared 09 June 2022**

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.