

FOR SALE

LAND AT PALACE FIELDS AVENUE

Runcorn, WA7 6EJ



Key Highlights

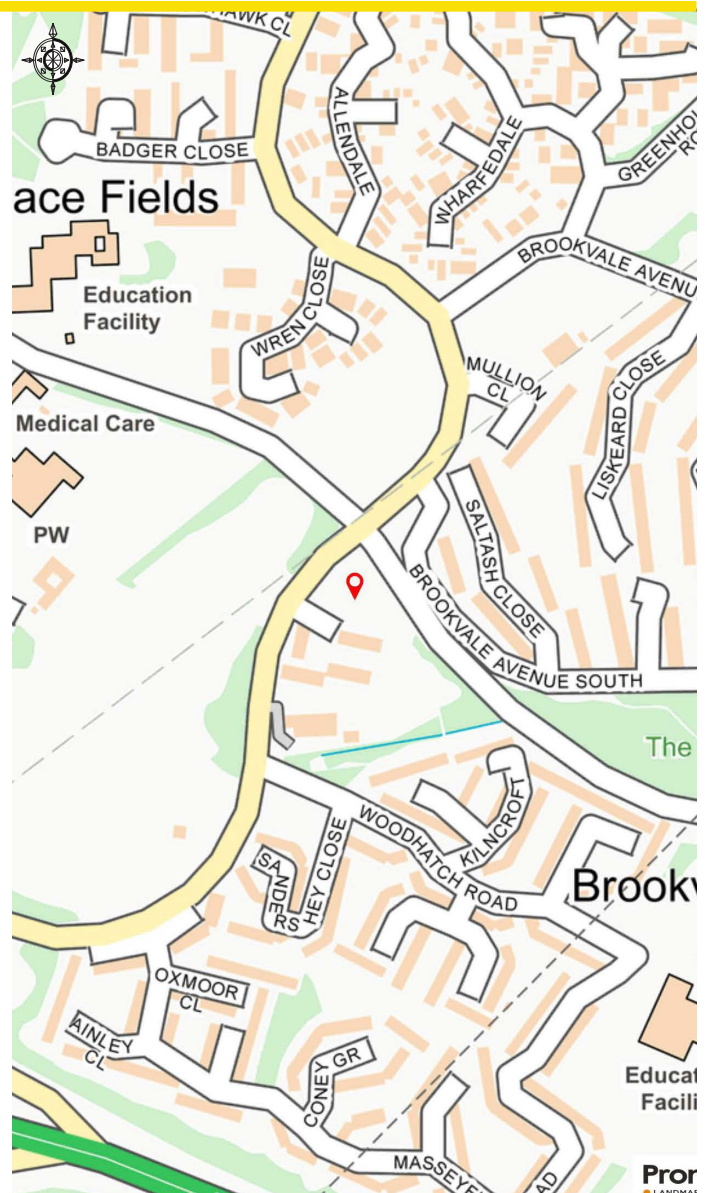
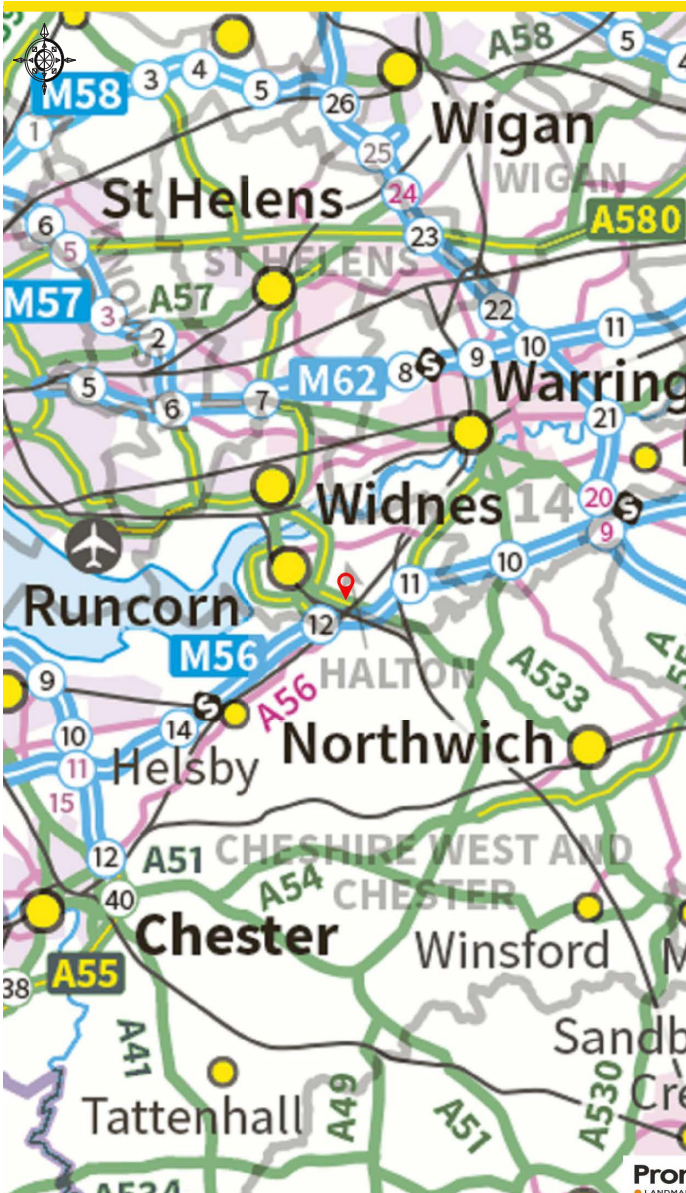
- Situated within an established residential district
- Suitable for a variety of uses, subject to planning permission
- Total site area 0.861 acres (0.348 hectares)
- Offers are invited by way of Informal Tender

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Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

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Location

Runcorn is an industrial town and cargo port in the Borough of Halton in Cheshire with a population of 61,789 (2011 Census).

The town is in the south east of the Liverpool City Region on the southern bank of the River Mersey where the estuary narrows to form the Runcorn gap. To the north across the River Mersey is Widnes, with Warrington 7 miles (11 km) to the north east, Liverpool 11 miles (18 km) to the north west and Chester 17 miles (27 km) to the south west.

Situation

The property occupies a prominent position fronting Palace Fields Avenue to the east at its junction with Hanover Court.

Description

The property comprises a parcel of undeveloped grassland being generally level in topography, in total extending to approximately 0.861 acres (0.348 hectares).

Tenure

Freehold.

Price

Offers in excess of £15,000 plus VAT.

The sale will be subject to a clawback provision for a period of 21 years in respect of Residential use.

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Tender

Unconditional Offers are invited by way of Informal Tender to be received by email no later than **1:00pm on Wednesday 26 October 2022**, offers outside this deadline will not be considered.

This is to ensure that all submissions are dealt with in an equal, fair and legal compliant way, submissions will only be accessed after an agreed deadline and by the Central Procurement Team only.

Emails are to be sent to tenders@homesengland.gov.uk quoting the **Tender Reference D23003 - Land at Palace Fields Avenue, Runcorn**. Under no circumstances is an alternative email address to be used or an additional email address copied into submissions, this includes the Homes England Contract Manager and Property Agents who may be supporting the project.

1. Offers should be for a specific sum, that is for an odd sum, in order to reduce the chance of identical offers being received;

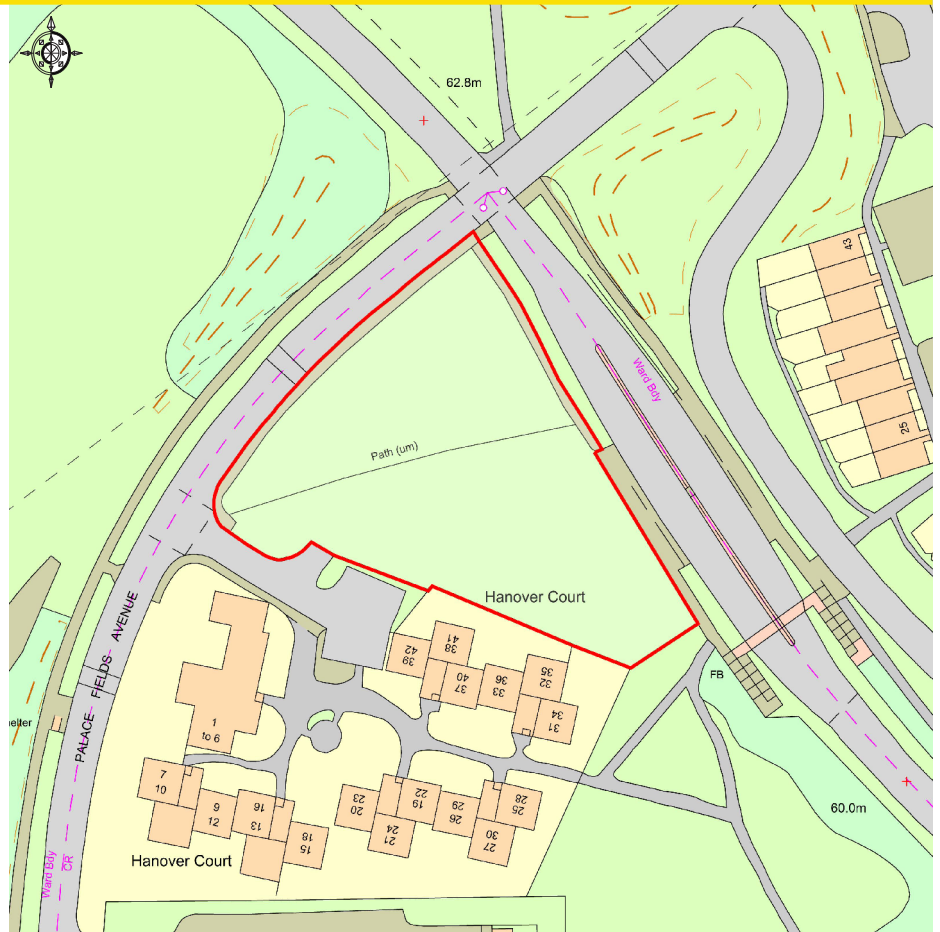
2. No escalating bids, or bids calculable by reference to another offer will be considered;

3. There will not be a further opportunity to bid again and, therefore, I must stress that this should be your best offer;

4. In order to increase the chances of your offer being accepted it is preferable that it should be accompanied by a financial reference;

5. Include the name, address and telephone number of your Solicitor;

6. Confirm the time-table within which you will be able to exchange Contracts from receipt of draft documentation;



7. Confirm time-table within which you will be able to complete exchange of Contracts;

8. Whether your offer is subject to any surveys;

9. For the avoidance of doubt only unconditional offers will be considered.

Our client is not obligated to accept any offer received.

Vendor's Costs

The purchaser will be responsible for the Vendor's costs as follows:

- Savills 2% of the sale price, subject to a minimum of £1,750 plus VAT
- Legal £1,250 plus VAT

VAT

VAT is applicable to the sale.

Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

Viewing

The property can be inspected from the roadside.

Further Information

Strictly by appointment only with the Sole Agent, Savills.

Contact

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