

## Lot 105

Land off Townfield Lane, Frodsham, Cheshire, WA6 7RJ.



All enquiries Ref: Kristian Georgiou



Shared access point

- Freehold Parcel of Land
- Site Area 6.8 Acres
- Full Vacant Possession

### Location:

This substantial parcel of land is opposite existing dwellings and lie off the east side of Townfield Lane and on the eastern fringes of Frodsham. The town provides a good range of shopping facilities and recreational pursuits. Frodsham itself lies on the A56 just south of the M56 Motorway (junction 12) at Runcorn and is ideally placed therefore for good road links especially for Manchester or Liverpool.

### Description:

The land is set back but otherwise opposite existing dwellings and forms part of a larger area of land previously utilised for agricultural purposes. The land offers a range of opportunities for a buyer subject to any consents that may be required. It is sold as is on an unconditional basis save for a planning overage, full details of this are available in the legal pack. Buyers are deemed to rely solely on their own enquiries as to any permissions that may be required for intended use and/ or future development potential.

### Site Area:

6.8 Acres.

### To View:

This is an open parcel of land. Prospective buyers are invited to view at their leisure with no prior appointment required.



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## LEGAL DOCUMENTS ARE NOW AVAILABLE ONLINE

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