

FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY



Former Hooton
Hotel Site

Hooton Road,
Hooton,
The Wirral
CH66 7NL

Benefitting from
9No 4 bedroomed dwellings and
4No affordable apartments



Location

The property provides excellent transport links by both rail via Hooton station which is a short walk and connects to Liverpool and Chester mainline stations and the national railway network. There is also excellent road connections as the site is close to the M53 via junction 5, which in turn links to the national motorway network. The site benefits from a wealth of local schools, golf courses, Heswall, Bromborough and Eastham along with various recreational parks, RSPB Burton Mere Nature Reserve and Ness Botanic Gardens. There are also prime shopping areas close by from Cheshire Oaks Retail/Leisure Outlet within approximately 10 minutes drive and the major city centres of Liverpool and Chester within approximately 20-30 minutes drive away.

Description

The land has been cleared providing a mainly rectangular-shaped site fronting onto both Hooton Road and Waterworks Lane. The site benefits from detailed planning permission for 9 detached four-bedroomed dwellings and two storey block of 4 affordable homes, Application No 21/02906/FUL.





Accomodation

The site has planning permission for the following Schedule Of Accommodation:

House Type	Quantity	Approx Area (sq.ft)
E	2	1,475
D	6	1,475
F	1	1,345
Apartment	2	398
Apartment	1	382
Apartment	1	441





Terms / Price

For the freehold site with the benefit of the detailed planning permission we are seeking offers in the region of £1m.

Planning

The site has planning for 9 detached four-bedroomed dwellings and two storey block of 4 affordable homes, Application No 21/02906/FUL.

Full scheme elevations, plans, site reports and surveys, available upon request.

VAT

The sale of the property will not be subject to VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

IMAGES

Images have been created using CGI and are for illustrative purposes only.

FURTHER INFORMATION

For more information, please contact the agent on the details below. Further details are also available confirming the commenced works.



JONATHAN OWEN

07702 131 701

jonathan@jorealestate.co.uk

IMPORTANT NOTICE Jonathan Owen give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.