

FOR SALE



DEVELOPMENT SITE – APPROX 2 ACRES

**FORMER BLACK GREYHOUND PUB
HALL LANE
WINCHAM
NORTHWICH
CHESHIRE
CW9 6DG**

- Outline planning for 12 apartments (2 beds) and 4 terraced bungalows (3 beds)
- Planning Reference 17/03244/OUT
- May suit alternative uses (subject to obtaining necessary consents)
- Attractive countryside location

LOCATION

The property is located on the north side of Hall Lane at its junction with Wincham Lane in Wincham, Northwich, Cheshire. The site is situated in an attractive countryside location. Northwich Town Centre is approx. 2 miles south west. Junction 19 of the M6 motorway is approx. 3.5 miles north east.

DESCRIPTION

The property comprises the site of a large former public house premises which is now in derelict condition and part demolished. The site extends to approx. 2 acres.

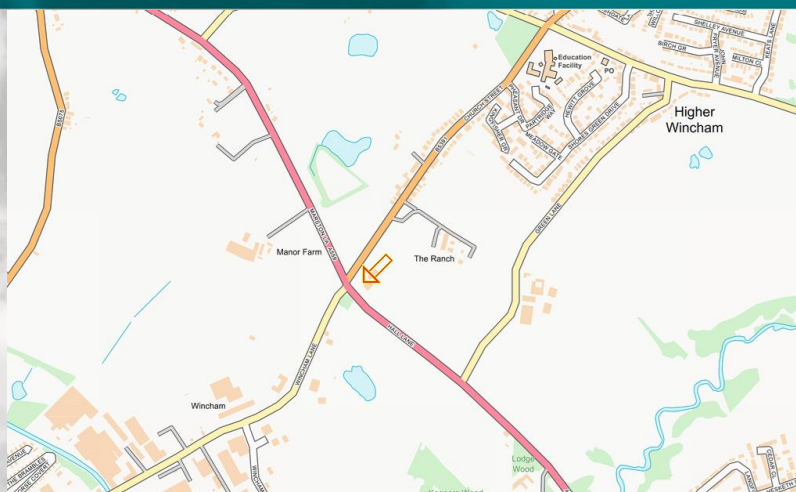
PLANNING

The site is registered as Greenbelt but as it has been previously developed, the outline planning granted allows for development on the footprint of the former buildings on the site.

The outline planning reference number 17/03244/OUT granted July 2018 is for the demolition of the existing buildings and erection of 12 apartments (2 beds) and four terraced bungalows (3 beds) with associated infrastructure works with all matters reserved.

Our client informs us that part of the existing buildings have been demolished which we understand constitutes a material start to the development and therefore makes the planning extant. Interested parties should make their own enquiries direct with the local authority to confirm this.

We understand there is a requirement for 30% affordable housing. The S106 contribution is £47,624.16.



PURCHASE PRICE

Offers in excess of £750,000.

TENURE

The property is held Freehold under Title Number CH440900.

VAT

We are informed VAT is not applicable.

ENQUIRIES

By appointment with the sole agents W T Gunson for the attention of:

Neale Sayle
(neale.sayle@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: January 2024

