



& 170A London Road | Northwich | CW9 8AA

EDWARD
mellor



Features

- Residential Development Opportunity
- Planning Consent Approved For Two Houses
- Currently With Two Self Contained Flats
- Combined Rental Income Of £1325 pcm
- Great Location Near To Town And Schools

An exciting residential development and investment opportunity. Planning consent has been approved for the demolition of the existing building and construction of two three-storey, four-bedroom semi-detached properties, making this an excellent proposition for developers. Alternatively, the property

currently comprises two self-contained apartments, providing an immediate rental income. The accommodation includes a one-bedroom apartment and a two-bedroom apartment, with further details available on the floor plan. The apartments currently generate a combined rental income of

£1,325 per calendar month (£15,900 per annum). With planning already approved, this property offers the flexibility to proceed with the proposed development or retain the existing apartments as an income-producing investment.



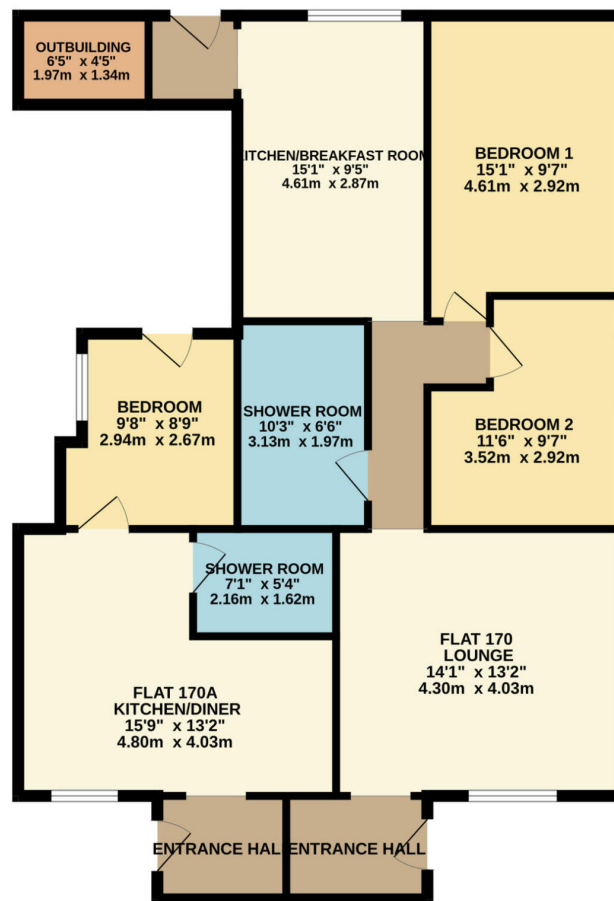
The property commands a long-established position on London Road and enjoys the rare advantage of being within just a couple of minutes' walk of beautiful riverside walks and open countryside, providing miles of scenic routes ideal for walking, cycling and outdoor leisure. Northwich town centre is just half a mile away and offers a comprehensive range of shops and amenities, including a Waitrose supermarket, a picturesque marina, a leisure complex with swimming pool and gym facilities, and a multiplex cinema. The area is especially well served by educational facilities for all age groups, including highly regarded primary schools, Leftwich County High School, currently rated outstanding, and Sir John Deane's Sixth Form College, which is only a 2 minute walk from the property. The location is also ideal for the business traveller, with the A556 bypass around one mile away providing swift access to the motorway network, major commercial centres throughout the North West, and Manchester International Airport.

SERVICES : All main services are connected. **TENURE :** The property is Freehold. **NOTE :** None of the services of fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Chester Tax Band A - Energy Efficiency Rating Band E

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating

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