

butters john bee^{bjb}

land & new homes



Land at Knutsford Road, Grappenhall, Warrington, WA4 3LA

£1,200,000

1.27 acre(s)

Residential Development Site - Full Planning for 10 Houses
Excellent commuter location surrounded by open countryside



Land at Knutsford Road

Grappenhall, Warrington, WA4 3LA

£1,200,000



Description

The site comprises a vacant 1980's former HQ office building with full planning to redevelop into an ultra modern residential development of 10 contemporary designed houses.

Location

The site fronts the main A50 Knutsford Road and is surrounded by open countryside. The village centre of Grappenhall is approximately 1 mile on one direction and the M6 / M56 / A50 junction approximately 1 mile in the other direction.

Planning & Supporting Information

Planning consent was granted on 8th November 2023 by Warrington Borough Council dated (Ref: 2022/42474) as follows:

"Proposed demolition of existing office building and redevelopment of site for 10 no. residential dwellings (20% affordable), revised means of vehicular access (from two to one vehicular accesses), associated landscaping, biodiversity net gain, parking, refuse bin storage and private package treatment plant."

A full info pack is available on request which includes the following:

- Plans & Elevations
- Drainage Drawings
- Planning Decision & Signed s106 Agreement
- CIL Information
- Ecology Reports
- Highways Reports
- Demolition Quote
- Ground Reports
- Visuals & CGIs
- Supporting Sales Evidence

Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the

planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Business Rates & EPC

The current Rateable Value for the property is £85,000. Queries regarding the rates payable should be addressed to Warrington Borough Council: 01925 443322 <https://www.warrington.gov.uk/businessrates>. The property has a current EPC rating of E and is valid until 4 December 2026

GDV / Sales Values

The estimated GDV for the scheme is circa £6,400,000. Further information including comparable evidence is contained within the info pack. For further information regarding the potential sale of the properties please contact the Butters John Bee New Homes Team:

Carlos Hernandez
Land & New Homes Team
carloshernandez@bjbmail.com
07741 152287

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We are informed by our Client that they applied for a VAT 1614D when they purchased the property and understand that VAT no longer applies. However please note that BJB are not Accountants or Solicitors and all information is supplied in good faith. All interested parties are advised to seek their own advice regarding VAT.

Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to residential-land@bjbmail.com. All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Addendum.

Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

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Viewings

The site can be inspected from the Public Highway. An internal inspection of the building is available by appointment.

All Enquiries

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Land & New Homes Team
paulbeardmore@bjbmail.com
01782 211147

Looking for Residential Land?

Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.