



LAND AT WARRINGTON ROAD, GLAZEBURY, WARRINGTON, WA3 5LL

- RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)
- APPROX 0.51 AC / 0.2 HA
- POTENTIAL FOR APPROX 8X DWELLINGS
- GRADE 2 AGRICULTURAL LAND
- LOCAL AMENITIES

FOR SALE
Guide Price
£550,000



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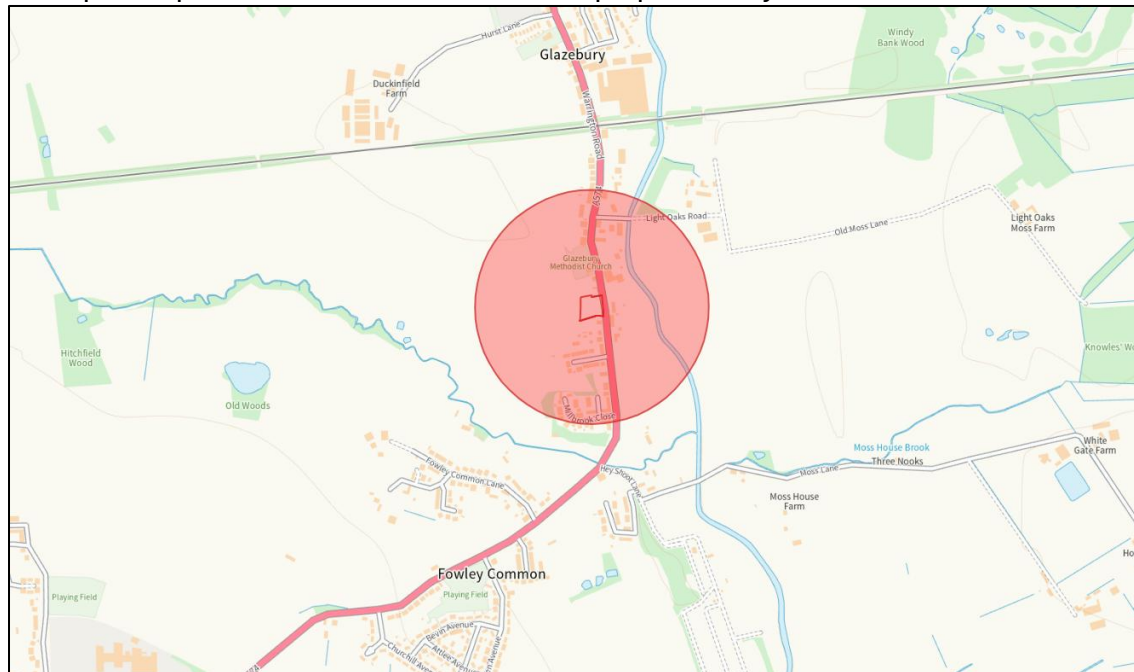
- Close proximity to the villages of Culcheth & Glazebury
- Total plot of approx 0.51 AC / 0.2 HA
- Potential for approximately 8x residential units

- A range of nearby amenities.
- Previously undeveloped land.
- Main road frontage onto Warrington Road

Location

The land is located off Warrington Road in the village of Glazebury, Cheshire. The village of Glazebury has a range of amenities including the award-winning Bents Garden Centre, a number of public houses and eateries with schooling available in the nearby village of Culcheth which offers both primary and secondary education. Additional amenities including a supermarket, independent retail shops, a pharmacist and surgery are also located in the nearby village of Culcheth.

The village of Culcheth is located approximately 2.3 km (straight line distance) south west of the property, the A580 (East Lancashire Road) is located approximately 1.8 km north of the property. The East Lancashire Road provides connectivity to the City of Liverpool to the west and the City of Manchester to the East. A location plan is provided below for identification purposes only.



For identification purposes only. Not to Scale.



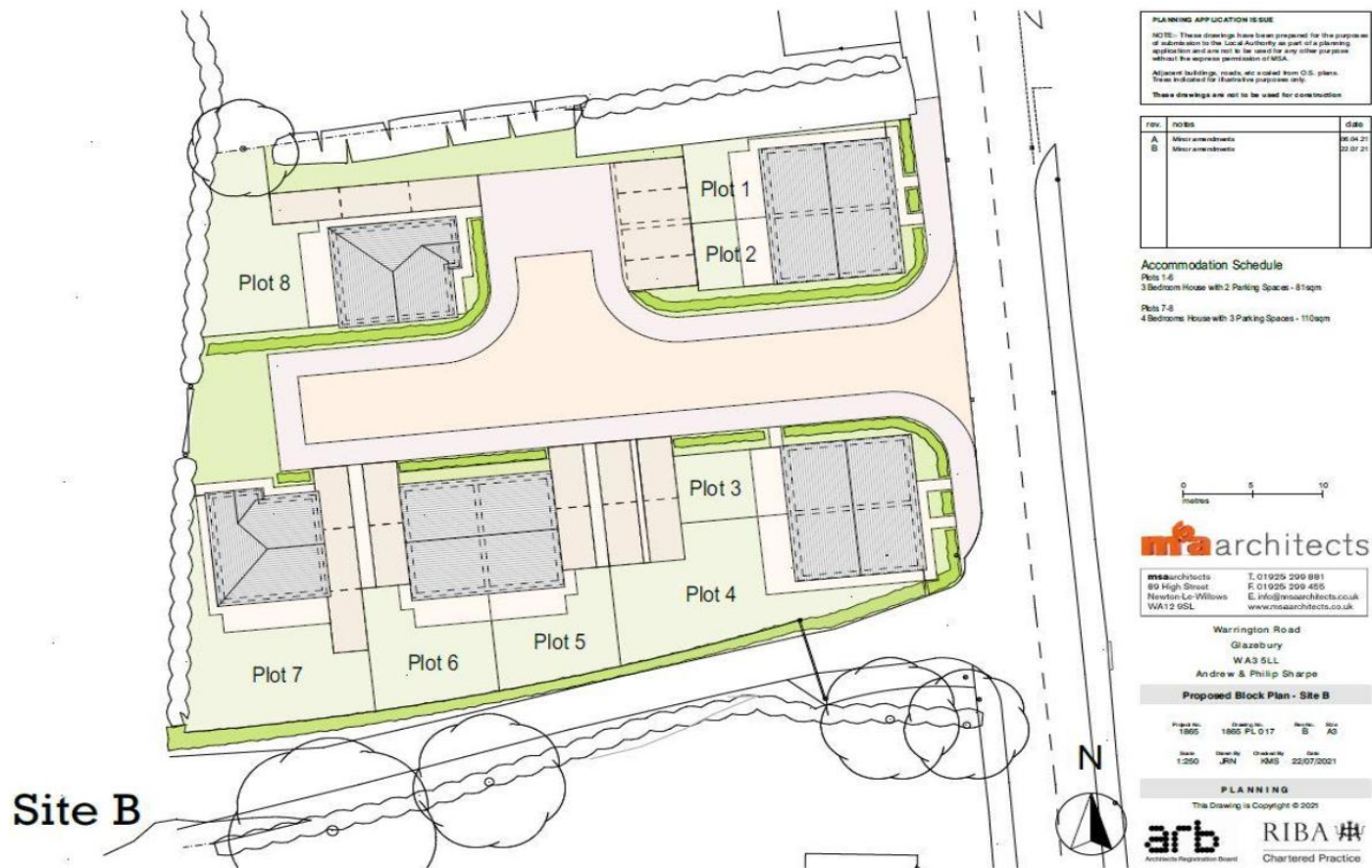
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Description

The property is available as follows;

With main road frontage onto Warrington Road, to the front of the parcel is an established hedgerow with residential properties to the north and south. A public footpath lies on land to the south which does not form part of the Lot. To the west are open fields in agricultural production.

Indicative scheme produced by MSA Architects (not to scale).



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Flood Zone

According to the environment agency website the lot is situated within Flood Zone 1.

Public Rights of Way

A public footpath lies on land to the south which does not form part of the lot. To the west are open fields in agricultural production.

Services

Are understood to be available within Warrington Road, interested parties are to make their own enquiries.

Visibility Splays

The vendor has obtained highways advice from Mr L Kendall of Axis, the highways drawings produced are available upon request.

Retained Access

The vendor requires an access to be built to an adoptable standard in order service the vendor's retained agricultural land. The vendor shall be granted access over the road for all purposes and at all times including for any future development of the retained land. The vendor shall also be granted the right to enlarge / supplement the services within the respective access roads.

Topographical Survey

The vendor has commissioned a topographical survey with RJP Surveys, an electronic version can be made available upon request.

Planning

The lot fall within the jurisdiction of Warrington Borough Council, New Town House the vendor has previously provided submissions for the site in the SHLAA 2018 (References: 1740 and 3367). Interested parties are advised to contact Warrington Borough Council for further information.

2023/00285/FUL - Proposed Development of 5no. Residential Dwellings on land previously undeveloped, access drive and gated entrance was refused in June 2024.

Viewings

Viewings are available at daylight hours only, by prior appointment only to the office on either 01942 242 636 or info@fazakerleysharpe.co.uk

Declaration of a Personal Interest

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property.



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Money Laundering Regulations Compliance

Please bear in mind that T Fazakerley & Son will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale

The property is offered for sale by Private Treaty.

Proposals

Offers are sought on one of two of the following bases 1) Unconditional Offers, 2) Subject to Planning

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.