

GREENLEAS CLOSE, WALLASEY VILLAGE, WIRRAL, MERSEYSIDE, CH45 8JF.



FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Outline planning consent for 10 houses
- 1.4 acres (0.85 hectares)
- Desirable residential location
- Excellent commuter links
- Offers to be submitted by Friday the 29th April 2016

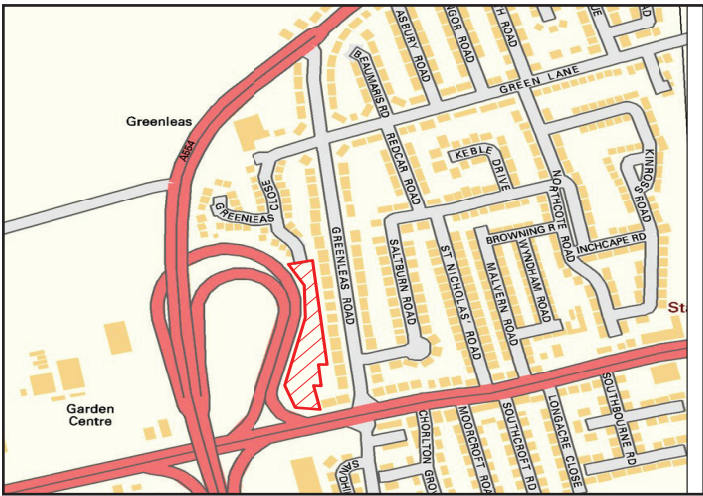
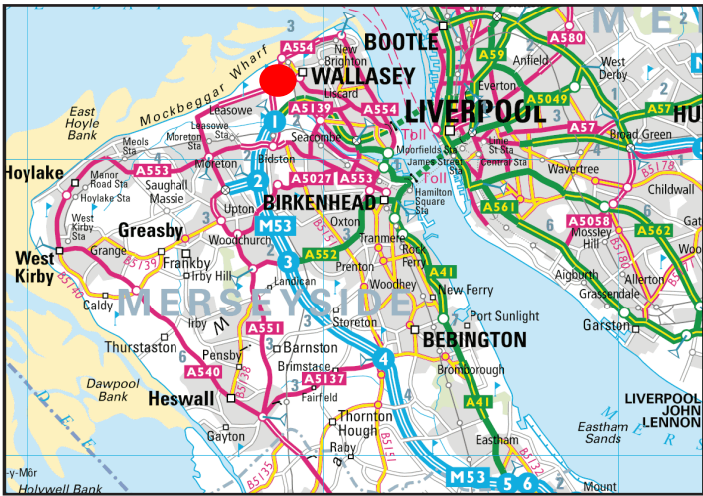
CONTACT HITCHCOCK WRIGHT & PARTNERS
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L2 9SH

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

0151 227 3400

www.hitchcockwright.co.uk

GREENLEAS CLOSE WALLASEY VILLAGE, CH45 8JF



THE SITE

The site is located in a popular residential area of Wallasey to the north side of Leasowe Road (A551) on the Wirral Peninsula. To the north and east of the site is a mature residential area and to west is the A554 which provides a direct link to the M53 Motorway, providing easy access to Liverpool and Chester, 6.7 miles and 22.9 miles away respectively. The site is accessed off Greenleas Close, an attractive residential road which was developed approximately 15 years ago and consists of low density, traditional family style houses .

Wallasey Village and Wallasey Village Merseyrail Station are located closeby and there are a number of good schools in the area, including Greenleas Primary School with a Good Ofsted rating just a short walk from the site. The site is close to the dramatic Wirral coastline, a number of excellent golf courses, and the rejuvenated New Brighton with watersports on the Marine Lake and attactions including the Light Cinema and Floral Pavilion Theatre.

The site is relatively flat and is commensurate with the surrounding ground levels. The site is currently used for grazing and has good visibility from Leasowe Road.

SITE AREA

The site extends approximately 1.4 acres (0.58 hectares).

PLANNING

The site was granted outline planning consent in November 2015 for the erection of 10 dwellings.

TENURE

Freehold.

OFFERS

Offers are invited for the property based on the outline planning permission with a strong preference for unconditional offers and a quick completion.

Bids must be submitted in writing to Hitchcock Wright & Partners by midday on the 29th April 2016. Bids must be accompanied by the following:-

1. Confirmation of net offer.
2. Name and address of purchaser.
3. Name and address of purchaser's solicitors.
4. Confirmation of funding.
5. Identification of conditionality, if any.
6. Timescales for exchange of completion.
7. Level of deposit.

The purchaser will be required to enter into an overage arrangement should the requirement for two affordable dwellings be removed/reduced or if consent is granted for additional dwellings. Please set out your proposals for such overage payments.

LEGAL COSTS

All parties to be responsible for their own legal costs.

VAT

There will be no VAT payable.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners. Tel: 0151 227 3400 Fax: 0151 227 3010. Email: nickharrop@hwandp.co.uk details Prepared MARCH 2016. Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.