



**FOR SALE BY PUBLIC AUCTION (Subject to conditions and prior sale)
on Tuesday 4 September at The Swan Hotel, Tarporley at 7.00 pm**

**COMMERCIAL OPPORTUNITY FOR DEVELOPERS AND INVESTORS - A rare opportunity to
acquire a ready to build development site with full planning permission and full building
regulation approval which can be commenced on the first day after completion - with scope for
a twelve month build programme and outstanding return on investment
- significant interest is anticipated**

Wright Marshall is delighted to offer this fantastic development opportunity that has the potential of generating excellent returns once completed. Not only is the development site located in a favourable location on the edge of Northwich which is conveniently located to the nearby amenities of Northwich town centre, but it also comes with full planning permission for the construction of one detached property and four semi-detached properties from day one!

The site presents the impressive opportunity to potential buyers to acquire a parcel of land extending to 0.34 acres with full planning permission for the construction of one three-bedroom detached property and four three-bedroom semi-detached properties, all with gardens and off-road parking. The permission was granted on 23rd December 2016 by Cheshire West and Chester Council under the planning reference 16/04334/FUL. Additionally, the site comes with full planning permission and full building regulation approval, discharge of planning conditions and NHBC condition approval. The vendor also has documentation in relation to foundation plans, lintel schedules, tree surveys and all other survey documentation which is available upon request from the selling agents. Furthermore, the site is stripped, clean, easy to build on and already has new feather edge fencing installed along the northern perimeter along with palisade construction site gates to guarantee that the whole site is safe and secure.

All of the above demonstrates that the site is available for immediate development which could be completed within twelve months to generate a fantastic return on investment. In an economic environment of record low -interest rates, rarely does a site come to the market offering such a great opportunity to achieve excellent returns. Once built it is anticipated that the new builds will generate a significant amount of interest in such a sought after location from families and first-time buyers.



LOCATION

Northwich is an old market town located in the heart of the Cheshire Plain. It provides an ideal commuter base being near to the A49, A556 and just ten minutes from junction ten onto the M56 to Chester, North Wales and also Manchester. In terms of railway stations there are excellent connections to Chester-Manchester at Northwich and Greenbank and London-Liverpool via Hartford and Acton Bridge. Crewe railway station, with direct connection to London, is around a thirty minute drive away. The site is also within a 30-40 minute drive of Liverpool and Manchester International Airports and the fast developing MediaCity UK at Salford.

The popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. An £80m development in Northwich Town Centre, Barons Quay, is currently underway with the aim developing a thriving leisure and retail quarter, including (an already built) multi-screen Odeon cinema, a large new Asda superstore and multi-storey car park. Just a stones throw away, the Hayhurst Quay scheme created a vibrant waterfront development with a new marina providing 40 moorings, restaurants and a large Waitrose food superstore.

In 2015, a state of the art facility known as Memorial Court, opened in the heart of Northwich, with two swimming pools, huge range of gym equipment and classes caters for both fitness fanatics and those looking for entertainment. Northwich has also been nationally recognised two years in a row as being in the top ten most desirable places to live in the UK, as evidenced by the Sunday Times.

This property is exceptionally well located for a choice of excellent local schools in both the state and private sectors and only a 15 minute walk from Gadbrook Park , home to major employers.

Within only a few minutes drive is Anderton Nature Park and Marbury Country Park, both of which support a variety of divergent habitats, with stunning aspects and offering a wonderful and popular area for walkers. Marbury Country Park sits within the Northwich Woodlands, an area of 350 hectares of parklands to explore and discover. Its network of surfaced paths provides many routes accessible to all and appeals to a variety of users including horse riders, cyclists, nature lovers and families.

Nearby Anderton is the home of the fully restored and working Anderton Boat Lift linking the Trent and Mersey Canal and the River Weaver. As the only one of its kind in the world its fame ensures it forms a natural focal point.

ROUTE FROM TARPORLEY

Leaving the agents Tarporley office in the direction of Chester, continue along the High Street until reaching the roundabout and turn right onto the A49. Continue along the A49 passing The Fox and Barrel on the right hand side through the next set of traffic lights, passing The Hollies farm shop on the right and continue until reaching the Crossroads with the A556. Turn right onto the A556 in the direction of Northwich and continue passing The Blue Cap on the left hand side, Sandiway Golf Club on the right hand side and continue through passing Hartford on the left hand side until reaching a roundabout. Continue straight on at the roundabout on the A556 then take a left turn onto Gadbrook Road, having passed Gadbrook Park on the right hand side. Continue along until reaching T Junction at Shipbrook Road, then turn right. Take the second left immediately after the bus stop down Agecroft Road. Continue down Agecroft Road until you reach the T Junction. Turn Left down Middlewich Road then take the first right down Stanley Street. Continue down Stanley street until you reach the T Junction then turn right down Edward Street. The development site is at the end of Edward Street right in front of you.

ROUTE FROM NORTHWICH

From the centre of Northwich leaving in the direction of Rudheath going along Chester Way and turning right at the large roundabout in the direction of Northwich railway station. Continue along Station Road which then becomes Middlewich Road passing TWG Hyundai on the left hand side and upon seeing Lloyds Pharmacy on your right take the immediate left opposite down Stanley Street. Continue down Stanley street until you reach the T Junction then turn right down Edward Street. The development site is at the end of Edward Street right in front of you.

LOCAL AUTHORITIES

Cheshire West and Chester Council - Tel : 0300 123 8 123

Manweb/Scottish Power - Tel : 0845 7 292 292

Defra, Crewe - Tel : 01270 754000

United Utilities - 0845 746 2200

EASEMENTS AND WAYLEAVES

The property is sold subject to all existing electricity and other easements and all existing rights of way, whether specified or otherwise.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

AUCTION VIEWING

By appointment with the Tarporley Agents

SALE DATE AND VENUE

The Swan Hotel, Tarporley on 4 September 2018 at 7pm

O.S. SHEET AREAS

The sale plan is based upon the modern Ordnance Survey Sheets with the sanction of the Controller of H.M.S.O. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan.

SALES PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

SALES CONDITIONS/CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers' offices, 63, High Street, Tarporley and at the Solicitors Mosshazelhurst, 2 Castle Street, Northwich Tel No. 01606 74301 (Stephen Dearden) during normal office hours in the 14 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



revisions:

The drawing may not be used for construction or foundation purposes unless stated.
Do not scale from this drawing, refer to planning and building regulations.
All dimensions must be verified on site before commencing any work.
This drawing is to be used in conjunction with the technical specifications and detailed schedules prepared by DOVE architecture.
This drawing is to be used in conjunction with other architectural and engineering drawings furnished with this project.

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client:
McCrombie Construction

job title:
Land to the rear of
49 Edward Street
Access off
Middlewich Road
Northwich

Drawing title:
Proposed Site Plan

Drawing Status:
PLANNING

Drawn by dm	Checked by dm
Drawing Size A3	Date 07/09/2016
Drawing Number 161 /P/02	Revision A

