

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Carr Mill Road, Billinge, Liverpool WN5

Land Area Approx 2.71 Hectares (6.7 Acres)



Entrance to Site



Image Boundary



Image Boundary Trees

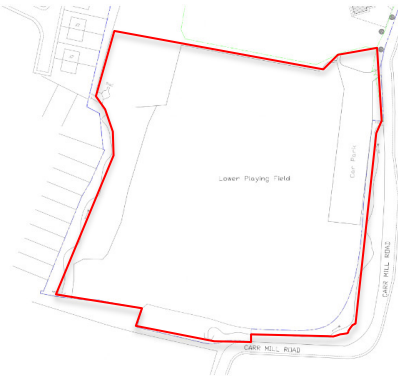
Land Area Approx 2.35 Hectares (5.8 Acres)

- Sold Subject to Obtaining Residential Planning Consent
- Within Well Established Housing Area Close to Local Shops and Schools
- Site has not been used for more than 5 years
- Close to Carr Mill Dam Recreational Park.
- Good Transport Links to East Lancs, A580 and Within a Short Drive to Garwood Train Station



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is accessed off Carr Mill Road in Billinge, a well established residential area close to shops including the Co-op, Billinge Medical Practice, Carr Mill Dam Recreational Park. There is local schooling from Chapel End Primary and Nursery and St Aiden's C of E Primary School close by. The site has excellent transport links accessed off Carr Mill Road, which in turn interconnects to Birchley Road, (A571), which links with the East Lancs Road (A580) and the M6 motorway network.

Liverpool is approximately 15 miles south west and Wigan approximately 2 miles north east and local neighbourhood shops are within walking distance.

DESCRIPTION

The land provides a rectangular level site with established tree lined boundaries to all elevations and partially surfaced site area providing tarmac / concrete car park surface / accessed off and running parallel with Carr Mill Road.

Please note the access to the site will be a shared entrance with the car park running parallel which is excluded from the demised sale area of the site as shown on the plans.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) to provide the following approximate areas and dimensions:

Approximate Land Area	2.35 hectares	5.8 acres

ADDITIONAL INFORMATION

Our clients require the purchasing party to contribute the sum equivalent to 3 % of the offer price plus VAT towards the client's agent's selling and legal fees.

SERVICES

No services have been tested and purchases are advised to make their own enquiries in this regard.

RATEABLE VALUE

The land does not require a Rateable Value.

PLANNING

The site will be sold subject to obtaining planning consent.

TENURE

We understand the land is held freehold.

PRICE

£4,000,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd
0151 319 2424
07702 131 701
Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR

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