For Sale
Development/Industrial

Warehouse & yard with re-development potential
Widnes Timber Centre, Foundry Lane, Widnes, Cheshire WA8 8TZ

- 0.24 Ha (0.58 Acres)
- Adjoining modern housing.
- All local amenities close by.
- Good transport links.
**Location**

The property is located fronting Foundry Lane, close to its junction with Hale Road in the village of Halebank, approximately 2 miles south west of Widnes Town Centre.

The site is situated in a mixed use location adjoining a modern residential development, constructed by Barratt in recent years.

The A562 Speke Road is located within half a mile and provides access to the Widnes/Runcorn Bridge and M56 motorway in turn together with the A5300 Knowsley Express Way and M62 motorway.

**Description**

The property currently comprises a warehouse/workshop unit extending to approximately 417.3 sq m (4,490 sq ft) with tarmac and rough surfaced yard area.

The site extends to approximately 0.24 hectares (0.58 acres) and is roughly rectangular in shape with frontage to Foundry Lane of 52 metres (171 ft).

**Accommodation**

The proposed development was to comprise 14 no. dwellings being 7 no. 2 bed and 7 no. 3 bed units, all with gross internal areas of 76 sq m (818 sq ft).

The Gross Internal Area (GIA) of the entire development is as follows:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 no. 2 bed units</td>
<td>532</td>
<td>5,726</td>
</tr>
<tr>
<td>7 no. 3 bed units</td>
<td>532</td>
<td>5,726</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>10,064</strong></td>
<td><strong>11,452</strong></td>
</tr>
</tbody>
</table>

**VAT**

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

**Legal Costs**

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

**Business Rates**

The property is entered in the 2010 Rating List as follows:

Description: Workshop & Premises
Rateable Value: £15,500.

The Uniform Business Rate for the year ending 31 March 2016 is £0.493.

**Terms**

Offers are invited for our client’s freehold interest. Price on application.

**Planning**

The property has lapsed planning consent for 14 no. new dwellings, Application No: 10/00320/FUL, granted September 2011.

The planning consent refers to affordable houses but we understand that no formal affordable housing provision is required.

A Section 106 Agreement has been signed which requires the payment of £5,600 toward the provision of off site highways works.

A copy of the planning permission document and associated plans are available on request.

**Viewing and Further Information**

Viewing strictly by prior appointment with the sole agent:

**Paul Parker**
Lambert Smith Hampton
0151 236 8454
pparker@lsh.co.uk

17 June 2015