

# For Sale

Address: Oaklands, 196 Newton Road, Lowton  
Town: Warrington  
Postcode: WA3 2BG

## DEVELOPMENT OPPORTUNITY 0.8132 HA (2.0 ACRES)

- Attractive site with large detached property.
- Considered suitable for conversion or redevelopment.
- Ideal for high quality residential scheme.
- Proposed inclusion in the SHLAA.
- All mains services available.
- Long Leasehold – 999 years from 1882.
- Half mile from A580 East Lancashire Road with access to Manchester, Liverpool and the Motorway network



# For Sale

## Location

The site lies approximately half a mile from the A580 East Lancashire Road providing easy access to the motorway network, Manchester and Liverpool.

## Description

The property is a substantial detached house constructed in the late 1800's arranged over three floors plus basement with a later extension. It sits in large private, partly walled gardens with ornamental pond and mature trees. Originally a family home the property has more recently been used for Council offices and is bounded by existing residential development. All mains services are available in the area.

## Title

Leasehold 999 years from 12 May 1882 at a ground rent of £26 per annum.

## Ground Conditions

The Council has commissioned a Phase 1 ground condition report which is available for download to interested parties.

## Planning & Highways

The Council is proposing to include the site in its Strategic Housing Land Availability Assessment (SHLAA).

For further information or discussions relating to Planning matters please contact Jon Corcos on 01942 489132, for Highways matters Danny Orrell on 01942 489302, for Trees and the proposed TPO Andy Smallshaw on 01942 489246 or in relation to the sale Mark Webster:- [mark.webster@wigan.gov.uk](mailto:mark.webster@wigan.gov.uk) or 01942 827478.

## Proposal

The Council will discuss offers for its interests in the site with potential bidders and enter into contract conditional upon the grant of satisfactory Planning Permission. Site Investigation reports will be assignable to the purchaser. The intention being that each bidder will be able to confidently formulate an offer with 'full knowledge' of the site and be in a position to enter a legally binding contract.

Interested parties should contact Mark Webster or in his absence Phil Haslam and should be prepared to provide the following information:-

- Identity of the intended bidder.
- Company background.
- Track record of delivering similar developments.
- A demonstration of the financial capability to complete both the acquisition and development of the site.
- It is not considered that VAT will be payable by the purchaser under current legislation.
- In addition to the purchase price the buyer will be expected to pay 4% of the agreed price for the Council's legal and Surveyors fees.

## Important Notice

Wigan Council give notice that:

1. Their officers have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wigan Council have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.