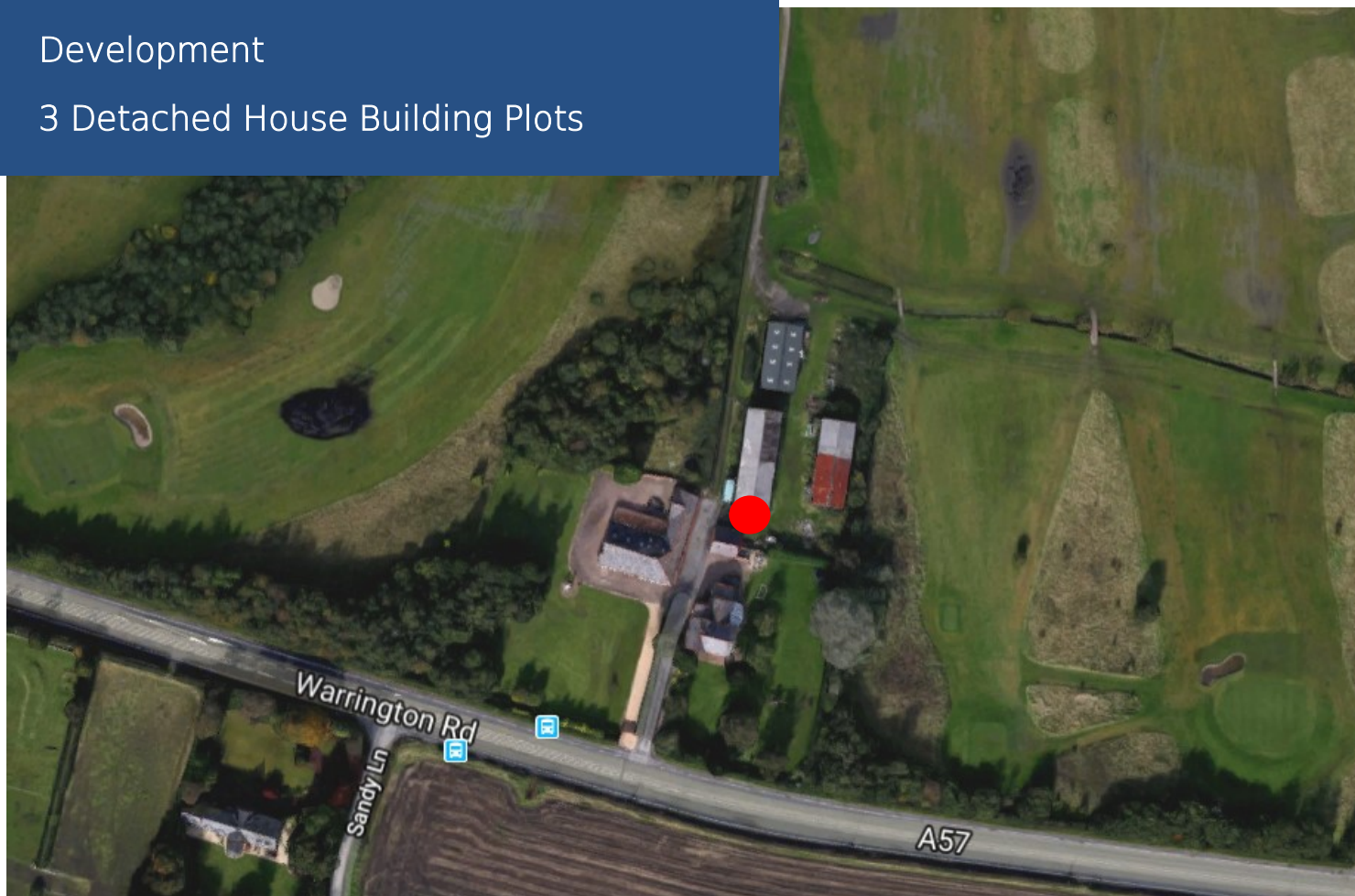


# for sale

Development

3 Detached House Building Plots



Plots at Bargyloo Farm

Warrington Road

Bold Heath

Widnes

WA8 3XL

- Full Planning Approved
- Self Build or Developer Opportunity
- Next to Mersey Valley Golf Club
- Attractive Courtyard Setting

MORGANWILLIAMS [.com](https://www.morganwilliams.com)

**01925 414909**

## Location

The plots are situated along a private driveway just off the A57 Warrington Road in Bold Heath, a well regarded semi-rural location between Warrington and St Helens on the outskirts of Great Sankey.

The site is situated on Bargyloo Farm, an attractive courtyard setting bordering Mersey Valley Golf Club.

## Description

We are pleased to offer to the market an extremely rare opportunity to acquire a self-build residential development plot to construct a substantial family home to individual occupiers requirements. Alternatively, the entire site can be acquired by a developer for residential development.

The entire site benefits from full Planning Approval from St Helens Council, Application Number P/2017/0802/FUL. The design of which is outlined on the attached plan and comprises 3 no. individual building plots for detached family homes.

The plots offer a highly sought after opportunity to a developer or as a self-build project for an owner occupier.

The site is accessed via a shared driveway with communal entrance gates opening on to the A57 Warrington Road, this will lead to a turning circle at the front of the new homes.

## Accommodation

See attached plans.

Total Site Area: 0.38 Acre (0.15 HA).

Each property comprises of 4 no. bedrooms.

## Services

Foul drainage will be disposed of via a Klargester system that will be shared and maintained by the 3 homes. Electricity and water will be connected from the mains.

## Planning

St Helens Council have granted Full Planning Permission for the proposed construction of 3 no. detached dwellings.

To view the Planning Permission, [click here](#)

## Environmental

A desktop Geo-Environmental Report is available from our office, please ask for details.

## Tenure

The plots will be sold on 999 year leases at nominal ground rents to cover communal issues.

There will be an unrestricted right of way to and from Warrington Road.

## Sale Price

Each plot is available for purchase at an asking price of £200,000.

The entire site is available for purchase at a price to be negotiated.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates

[RBates@morganwilliams.com](mailto:RBates@morganwilliams.com)

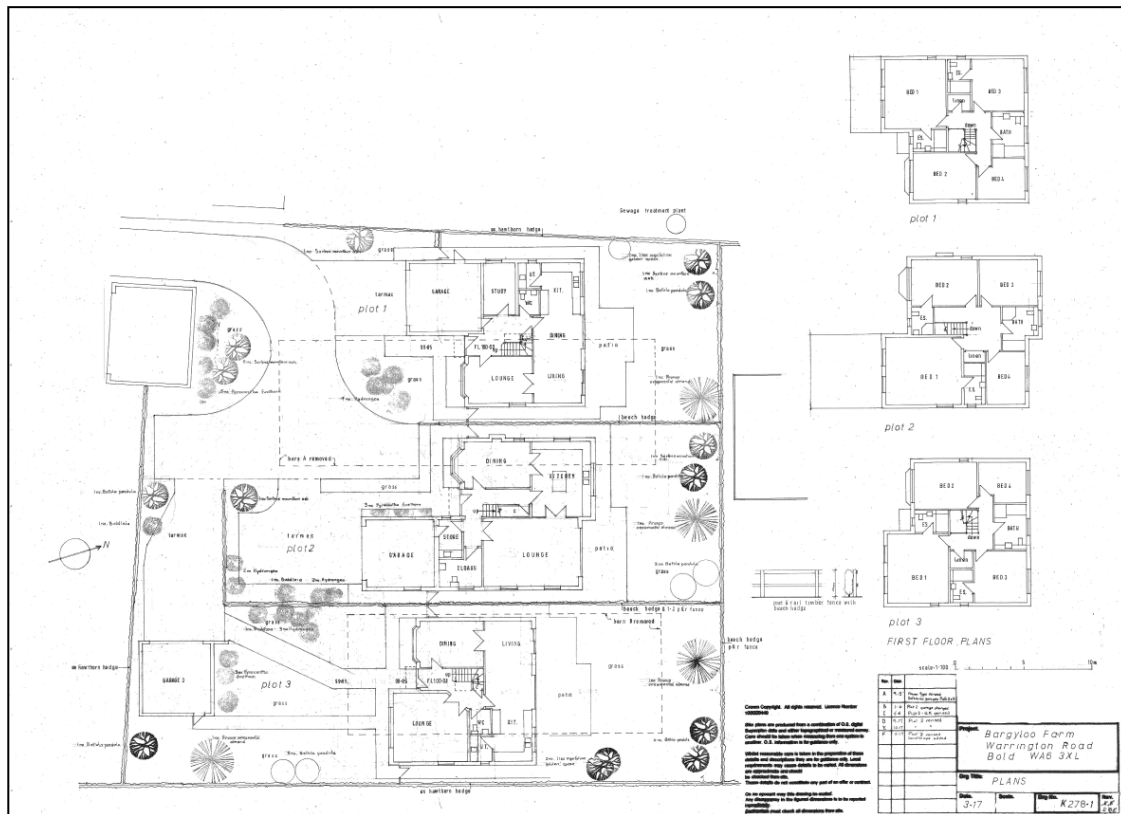
For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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