

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY IN WILMSLOW



# Westlands

Living at Fulshaw Park



Fulshaw  
Park

WILMSLOW

ALDERLEY ROAD, WILMSLOW, CHESHIRE. SK9 1PF





# Westlands

Living at Fulshaw Park

9.1  
acres

with outline  
planning consent  
for up to 60  
new dwellings





Live, work  
and relax  
in a modern,  
landscaped,  
community  
environment  
in Wilmslow,  
Cheshire.







# Westlands

Living at Fulshaw Park

A modern, landscaped,  
community environment  
in Wilmslow, Cheshire.

**Colliers International, on behalf of Royal London Asset Management Ltd, is proud to present and offer for sale this prime residential development opportunity.**

- Benefit of Outline Planning Consent for up to 60 new dwellings
- Gross c.9.1 acres (3.68 ha) - Net c.6.35 acres (2.57 ha)
- Regular shaped and level site with prominent road frontage
- Close to Wilmslow town centre
- Excellent transport links.

Comprehensive offers are being sought from housing developers who can demonstrate an exemplary track record of acquiring and delivering development on similar opportunities.







**Located within Cheshire's 'Golden Triangle', Westlands is a highly prominent site situated within a well-established and prestigious residential area, with spectacular open countryside close by.**

Wilmslow is a highly desirable place to live and work with a population of c.25,000.

The town centre is just ½ mile to the north of the site and therefore within easy walking distance allowing access to a wide range of local amenities including excellent schools, retail offer, bars and restaurants.







Immediate transport links are available via well serviced bus routes and Wilmslow railway station (West Coast Main Line) less than 1 mile away. In addition, the Alderley Edge-Wilmslow-Handforth by-pass (A34) is in close proximity, providing easy access to the regional network of motorways.





**Westlands** is a previously undeveloped site that has been used for agricultural purposes. **Comprising a total c.9.1 acres**, the regular shaped site has a generally level topography that lends itself well to development. The northern portion of the site amounting to **c.6.35 acres is developable** for the provision of up to 60 dwellings. The remaining southern parcel, in part, is designated for the provision of public open space as well as potential additional development land. Most of the boundaries comprise established hedge rows and mature trees. Access and egress can be gained from the eastern boundary directly onto Alderley Road. To the north, west and south are well established residential areas of mainly high end residences.



Fulshaw Hall at Fulshaw Park







## Planning

Outline permission ref; 17/5837M was granted by Cheshire East Council on 1st Oct 2018 for residential development of no more than 60 dwellings. All matters being reserved except for means of access off Alderley Road, together with associated infrastructure and open space. A further consent ref; 20/1435M to amend a planning condition was granted on 28th Apr 2020.

## Tenure

The site is held freehold with vacant possession available on completion. Land registry details along with a summary title report are available for consideration.

## Ground Conditions

A full intrusive site investigation report is available for interested parties to satisfy themselves as to ground conditions prior to entering a purchase contract.

## Services

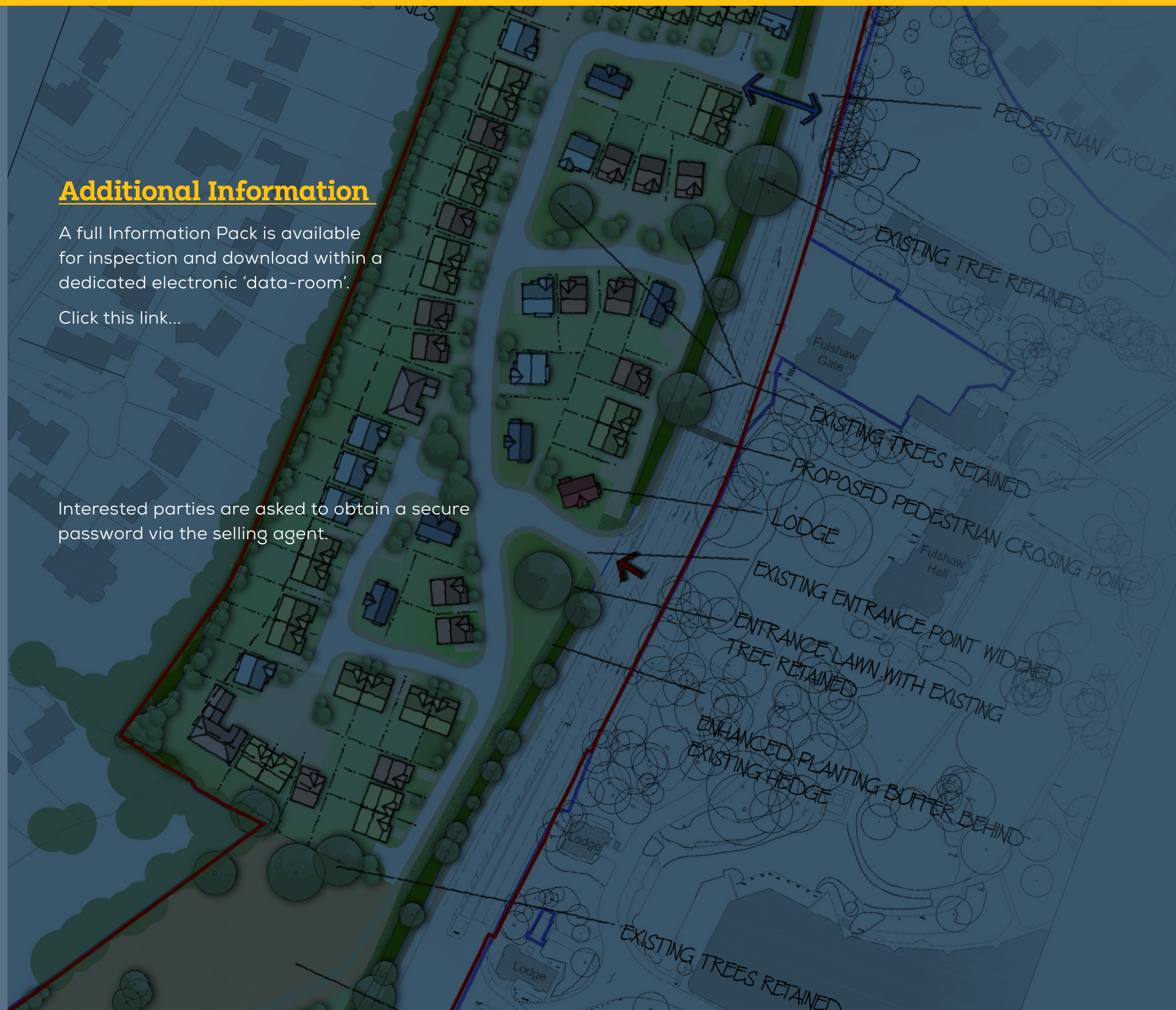
It is understood that all mains services are available to the property. A utility report is available as part of the Information Pack. Interested parties are to make their own enquiries and satisfy themselves before entering a contract to purchase.

## Additional Information

A full Information Pack is available for inspection and download within a dedicated electronic 'data-room'.

Click this link...

Interested parties are asked to obtain a secure password via the selling agent.





## Proposals

Comprehensive and ideally unconditional bid proposals are being sought by a specific date to be confirmed separately. Proposals should include at least the following;

- Precise and full purchaser details including track record of acquiring similar opportunities.
- Full proposal details including layout and accommodation schedule.
- Offer price and payment profile. VAT will be applicable.
- Proposed timescales and details of pre-contract due diligence, exchange and completion of purchase.
- Confirmation of internal approval procedure.
- Conditions if any.
- Full financial details confirming method of funding the land purchase.
- Solicitor contact details.

## Conditions

Written offers are to be submitted to the selling agent via email.

- All offers to be submitted by a date to be confirmed separately.
- All offers must be for a specific sum of money plus VAT.
- The vendor does not undertake to accept the highest or any offer.
- A deposit equivalent to 10% of the purchase price will be payable on exchange of contracts.
- An Overage provision will be implemented in the event of an onward sale prior to development and/or additional development being gained.
- The selected purchaser will need to be validated for money laundering regulations.

## Viewing

The site is open to see from the public highway, however on-site inspection is strictly by appointment with selling agent.

## Contact

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On behalf of

