

FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

Eddisons



SITE AT MAIN STREET/CASTLE ROAD, HALTON, RUNCORN WA7 2BE

GUIDE PRICE ON APPLICATION

- Freehold.
- Prominent site in Halton Village with excellent views.
- Planning permission for 20 apartments and 22 car parking spaces.

AVAILABLE SPACE

0.232 ha (0.572 acres)

LOCATION

The subject site occupies a prominent position fronting Castle Road on its intersection with Main Street in Halton Village. The land use close to the subject site is predominately residential with the site being close to the Castle Public House and opposite the Halton Royal British Legion.

Main Street leads to Holt Lane and then to Northway and the A5333 and hence to Junction 12 of M56 motorway.

DESCRIPTION

The site is the location of the former Panorama Hotel, now demolished.

It is irregular in shape and on two levels due to the undulating nature of Castle Road.

The site has been recently cleared of vegetation.

ACCOMMODATION

We have measured the site electronically and understand it to be 0.232 hectares (0.572 acres).

PLANNING

Planning permission was granted at committee on 12 July 2022 for the construction of 20 apartments being 13 no. x 1 bed and 7 no. x 2 bed apartments with the site benefiting from 22 car parking spaces. (Application No: 22/00015/FUL). No S106 payment is applicable.

The one bed apartments range in size from 50 sq m to 58 sq m and the two bed apartments range in size from 67 sq m to 75 sq m.

The Net Internal Area per floor is as follows:

UNIT	M ²	SQ FT
Lower Ground Floor – 3 Units	158	1,700
Upper Ground Floor – 7 Units	425	4,575
First Floor – 6 Units	375	4,036
Second Floor – 4 Units	224	2,411
Total	1,182	12,722

TENURE

The property is held freehold under Title Numbers: CH167351 and CH504596.

TERMS

Our client's freehold interest is placed to the market with vacant possession and benefiting from the planning permission outlined above with guide price and further information available upon request.

Our client is seeking unconditional offers (as opposed to conditional offers subject to receipt of satisfactory planning permission).

FURTHER INFORMATION

The following additional information will be provided upon request:

- Land Registry title & plan for Freehold Title Nos: CH167351 and CH504596.
- Planning permission for Planning Application 22/00015/FUL.
- Floor plans.
- Design & Access Statement.
- Ground Site Engineering Desktop Study.
- Ecological Appraisal.

VAT

We understand that the transaction will not be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the transaction

VIEWING

By prior arrangement with the agents:

Robert Diggle

Eddisons
Tel / 0151 268 5280
Email / robert.diggle@eddisons.com

AUGUST 2022
SUBJECT TO CONTRACT

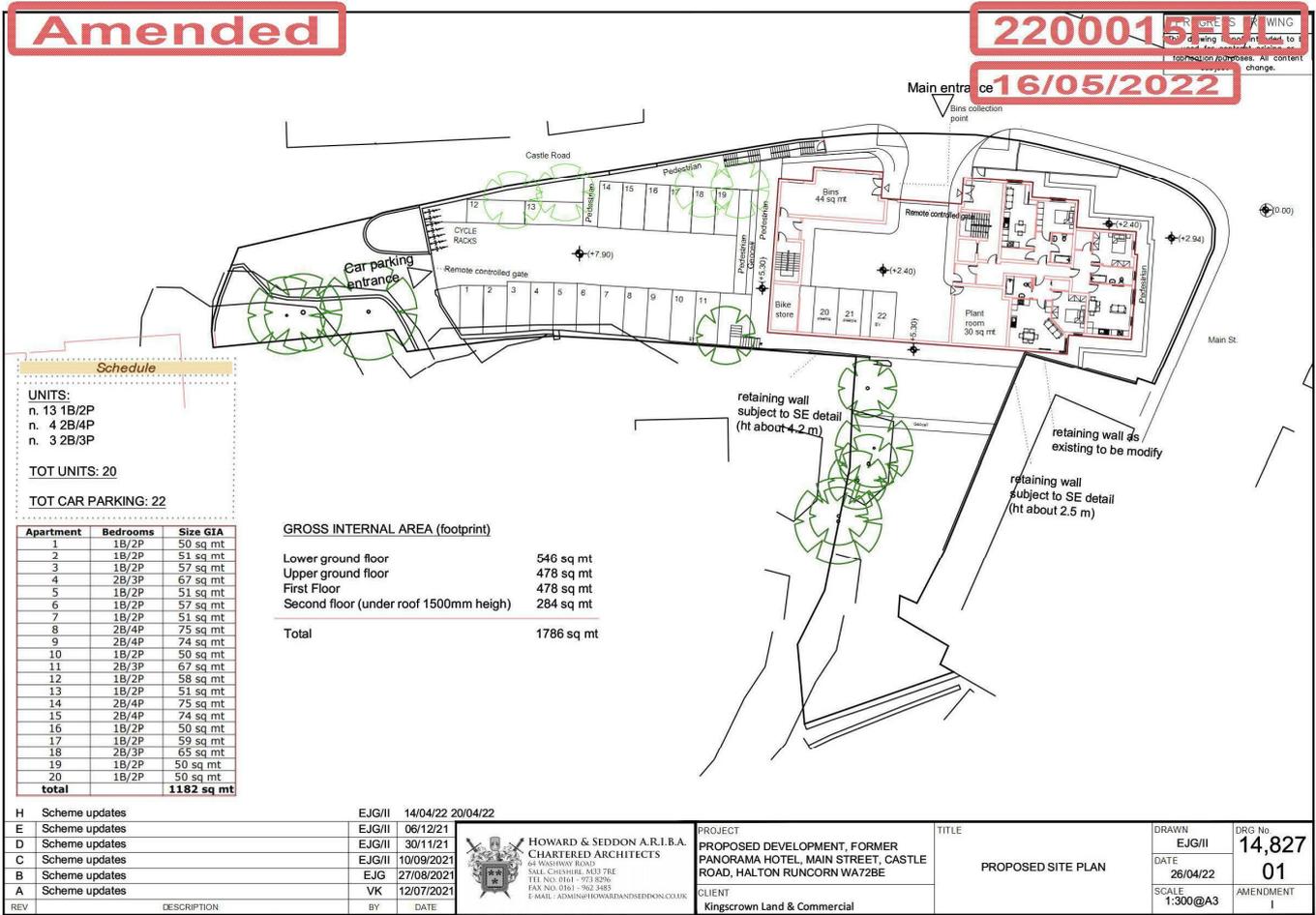
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T: 0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

PROPOSED SITE PLAN



Amended

220001

16/05/2022

Schedule

UNITS:
n. 13 1B/2P
n. 4 2B/4P
n. 3 2B/3P

TOT UNITS: 20

TOT CAR PARKING: 22

Apartment	Bedrooms	Size GIA
1	1B/2P	50 sq mt
2	1B/2P	51 sq mt
4	2B/3P	67 sq mt
5	1B/2P	51 sq mt
6	1B/2P	57 sq mt
7	1B/2P	51 sq mt
8	2B/4P	75 sq mt
9	2B/4P	74 sq mt
10	1B/2P	50 sq mt
11	2B/3P	67 sq mt
12	1B/2P	58 sq mt
13	1B/2P	51 sq mt
14	2B/4P	75 sq mt
15	2B/4P	74 sq mt
16	1B/2P	50 sq mt
17	1B/2P	59 sq mt
18	2B/3P	65 sq mt
19	1B/2P	50 sq mt
20	1B/2P	50 sq mt
total		1182 sq mt

GROSS INTERNAL AREA (footprint)

Lower ground floor	546 sq mt
Upper ground floor	478 sq mt
First Floor	478 sq mt
Second floor (under roof 1500mm height)	284 sq mt
Total	1786 sq mt

REV	DESCRIPTION	BY	DATE
H	Scheme updates	EJG/II	14/04/22 20/04/22
E	Scheme updates	EJG/II	06/12/21
D	Scheme updates	EJG/II	30/11/21
C	Scheme updates	EJG/II	10/09/2021
B	Scheme updates	EJG	27/08/2021
A	Scheme updates	VK	12/07/2021



HOWARD & SEDDON A.R.I.B.A. CHARTERED ARCHITECTS
64 ROSSWORTH ROAD
SALFORD, CHESHIRE, M6 7RE
TEL: 0161 961 9638
FAX: 0161 962 3485
E-MAIL: ADMIN@HOWARDANSEDDON.CO.UK

PROJECT
PROPOSED DEVELOPMENT, FORMER PANORAMA HOTEL, MAIN STREET, CASTLE ROAD, HALTON RUNCORN WA72BE

CLIENT
Kingscrown Land & Commercial

TITLE
PROPOSED SITE PLAN

DRAWN
EJG/II

DATE
26/04/22

SCALE
1:300@A3

DRG No.
14,827

01

AMENDMENT
I

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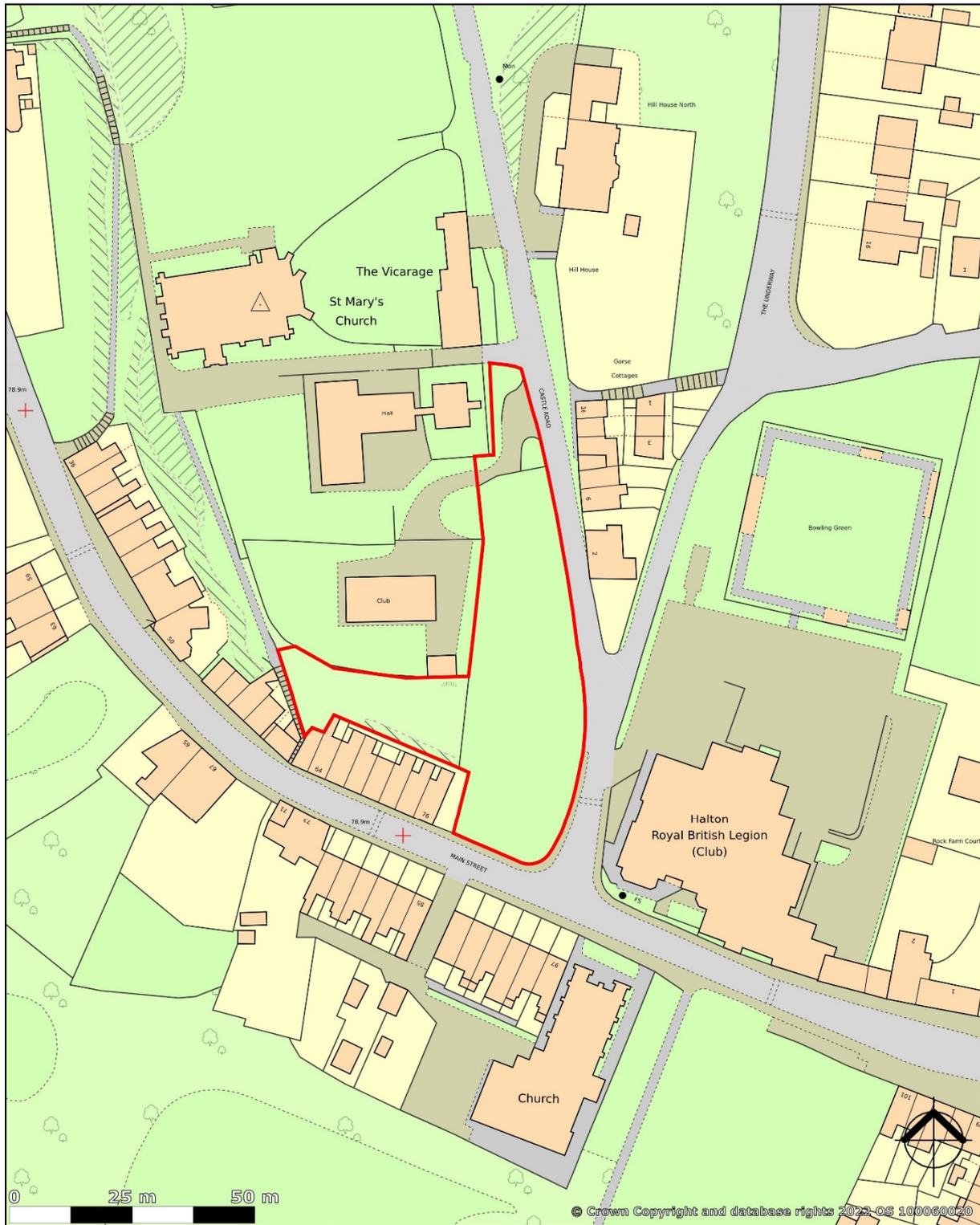
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SITE PLAN



For Identification Purposes

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