

FOR SALE

**RESIDENTIAL PLOT
0.12 ACRE**

**ADJACENT TO
231 ACORN STREET
NEWTON-LE-WILLOWS
WA12 8LQ**

*** Located in a good quality residential area ***

*** Suitable for a pair of semi-detached houses subject
to planning consent ***

LOCATION

Located in a good quality residential area just off Park Road South and convenient for the shopping facilities on High Street in the centre of Newton-le-Willows.

All other usual amenities are available in the locality.

DESCRIPTION

A residential plot extending to 0.12 acre which is suitable for a pair of semi-detached houses, subject to planning consent.

SERVICES

All main services are available in Acorn Street. Prospective purchasers are advised to make enquiries of the relevant Service Provider.

TENURE

Freehold

PLANNING

The local Planning Authority has advised that residential development will be acceptable in principle.

Contact St Helens Borough Council 01744 456789.

The successful purchaser will be allowed time to obtain planning consent.

PRICE

£60,000

CONDITIONS OF SALE

1. The sale will be subject to a Restrictive Covenant prohibiting the plot being developed with no more than 2 no 2 storey houses.
2. The purchaser will erect a 2m high timber close boarded fence on the boundary marked A - B within 4 weeks of completion of the sale.

VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**
(Ref:MAW)

For details of other properties, our website address is www.morganwilliams.com

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