

LOT

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Residual Land, Medway Road, Culcheth, Warrington WA3 5EN

*GUIDE PRICE £15,000–£20,000



Not to scale. For identification purposes only

- **Two vacant parcels of land totalling an approximate area of 407m² (487sq yds).**

Description Two vacant parcels of land totalling an approximate area of 407m² (487sq yds). The land would be suitable for potential re-development subject to any necessary planning consents.

Situated On Medway Road and Weaver Road off New Hall Lane close to the A580 East Lancashire Road and approximately 4.25 miles away from Warrington town centre.

Site Area

Approximately 407m² (487sq yards)

General The site is sold subject to a clawback provision as

detailed within the legal pack. Warrington Borough Council have advised that one of the plots of land in the sale contains a London Plane tree on the plot which is prominently located and represents a valuable amenity feature in the street scene which should be protected. The Local Authority is in the process of protecting the tree under a Tree Protection Order.