

# WIGNALLS

Chartered Surveyors, Planning  
Consultants & Land Agents

## DEVELOPMENT PLOT

## WITH THE BENEFIT OF PLANNING CONSENT

For Sale by Private Treaty



Artists impression

Offers in excess of £300,000

**The opportunity to acquire a brilliant development project in the highly sought after area of Holmeswood Village.**

### Description

The Property extends to circa 0.3 acres and features a steel portal framed building with the benefit of planning consent for its conversion to a spacious 3/4 bed roomed dwelling.

The property is located off Sandy Way and benefits from picturesque views over the rural countryside of Holmeswood.

### Services

The property currently benefits from mains electricity and water connections which may be shared initially by separate agreement, however purchasers will be required to install their own connections to utility services.

### Tenure

The land is offered freehold and with vacant possession subject to all existing rights of way.

### Method of Sale

The land is offered for sale by private treaty.

### Guide Price

Offers in excess of £300,000 are invited for the whole.

### Viewing

The Property may only be viewed by prior appointment only.

### Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

### Planning


The property benefits for consent for conversion under application ref 2022/0991/PNC.

See below plans for a replacement 3 bed bungalow which were never submitted to the LPA however give an example of what could be achieved on site subject to the necessary consents.

For further information pertaining to the planning application, please contact the office where all approved and proposed documents can be provided

### Enquiries

All enquiries should be directed to Tom Wignall or Julie Howard by calling the office or emailing [info@wignalls.land](mailto:info@wignalls.land)

 01772 419277

 WignallsCharteredSurveyors

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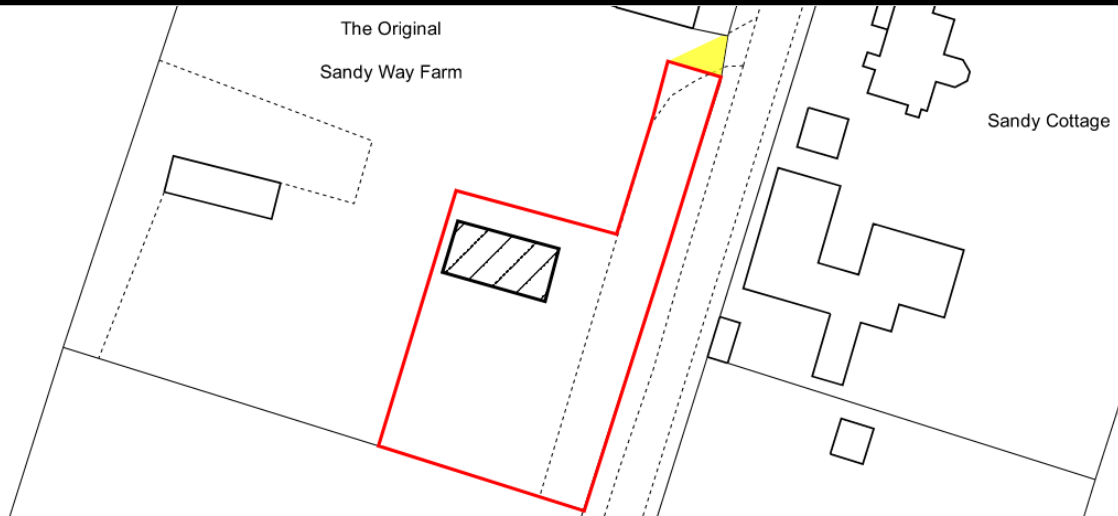
Example of replacement dwelling  
(subject to necessary consents)



Sites current status



Views from the property



Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

Wignalls Chartered Surveyors for themselves and for the vendors or lessors of this property whos agent they are, give notice that:

[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of Wignalls Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.

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