



Serviced Self-Build plot

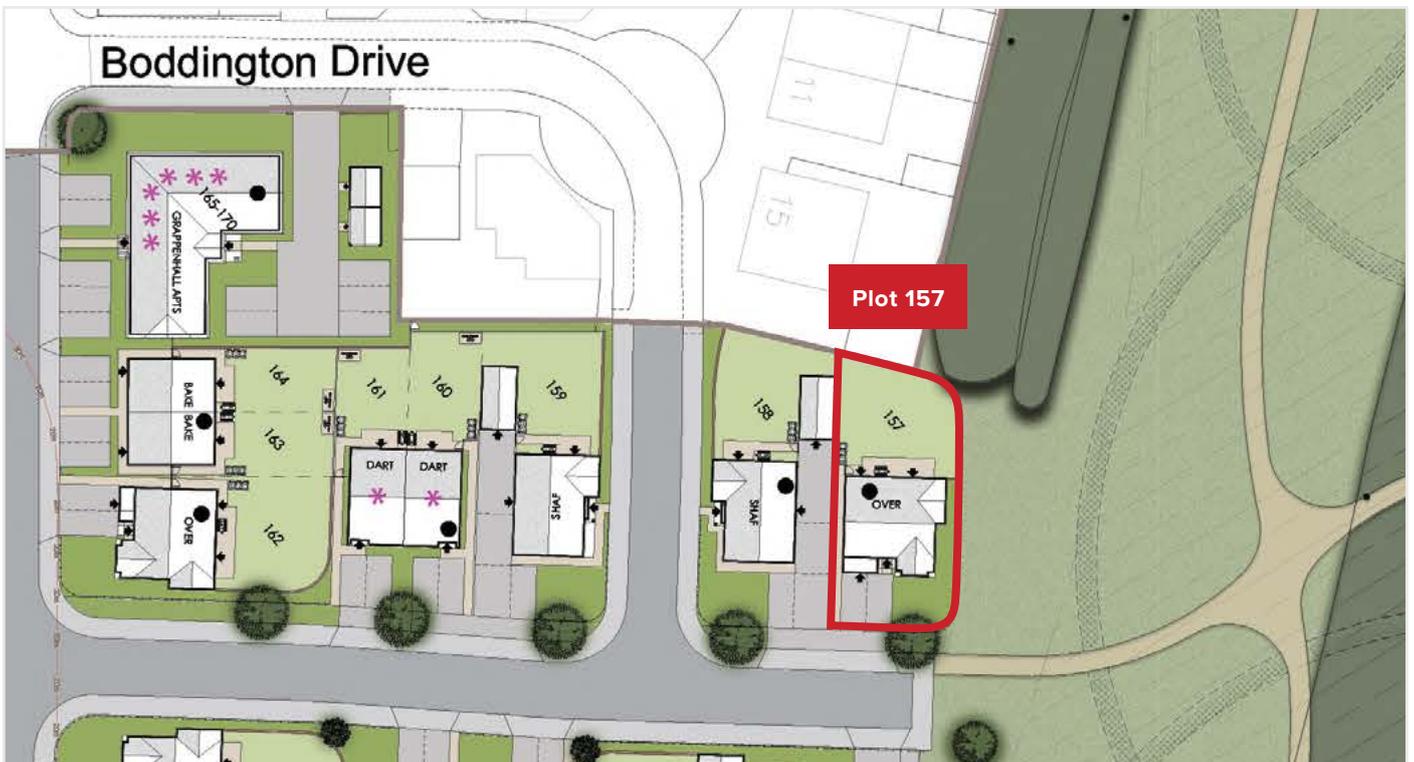
Semi-rural location

Redrow is pleased to bring to the market an opportunity to acquire a serviced Self-Build plot located within our recently launched development at Grappenhall Heys.

Location



Plot



Grappenhall Heys
Warrington
WA4 3HB



Self-Build
Plot 157

Grappenhall Heys – Plot 157

- A development of 1, 2, 3 & 4 bedroom homes
- Semi-rural location
- Proximity to Warrington town centre
- Excellent road and transport links
- Well-regarded local schools

As part of this development, a serviced plot will be made available at Plot No. 157, as shown on the plan provided at Annexure 1. The serviced plot comprises 316.96sq,m of land in total. The serviced plot will be provided with appropriate means of connection to electricity, water and drainage supply and with means of access to and egress from the adopted highway.

The serviced plot provides the purchaser the opportunity to obtain planning approval and subsequently build a Self-build/Custom-Build dwelling, as part of arrangements to be first agreed between Redrow and the end user.

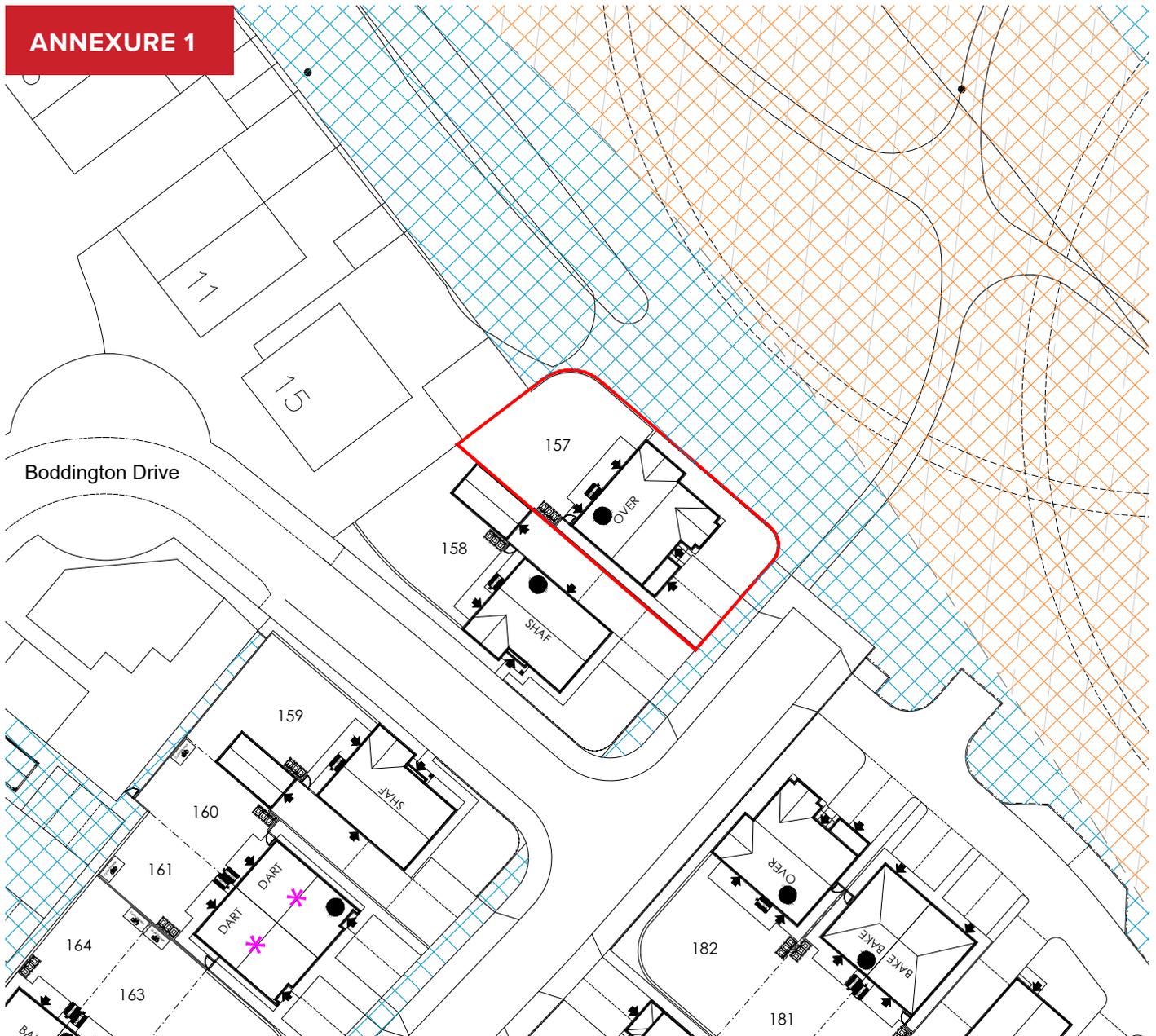
Price to be confirmed on application.

Arrangements to view the Self-Build/Custom-Build plot can be made by contacting the marketing agent Ashtons via emailing: stockton@ashtons.net or calling 01925 453400.

Details of the planning permission can be found via the Council's website, www.warrington.gov.uk/see-or-comment-planning-applications and searching planning application reference number: 2024/01056/FUL.

The Council's planning department can be contacted via emailing: devcontrol@warrington.gov.uk or calling 01925 442819.

ANNEXURE 1

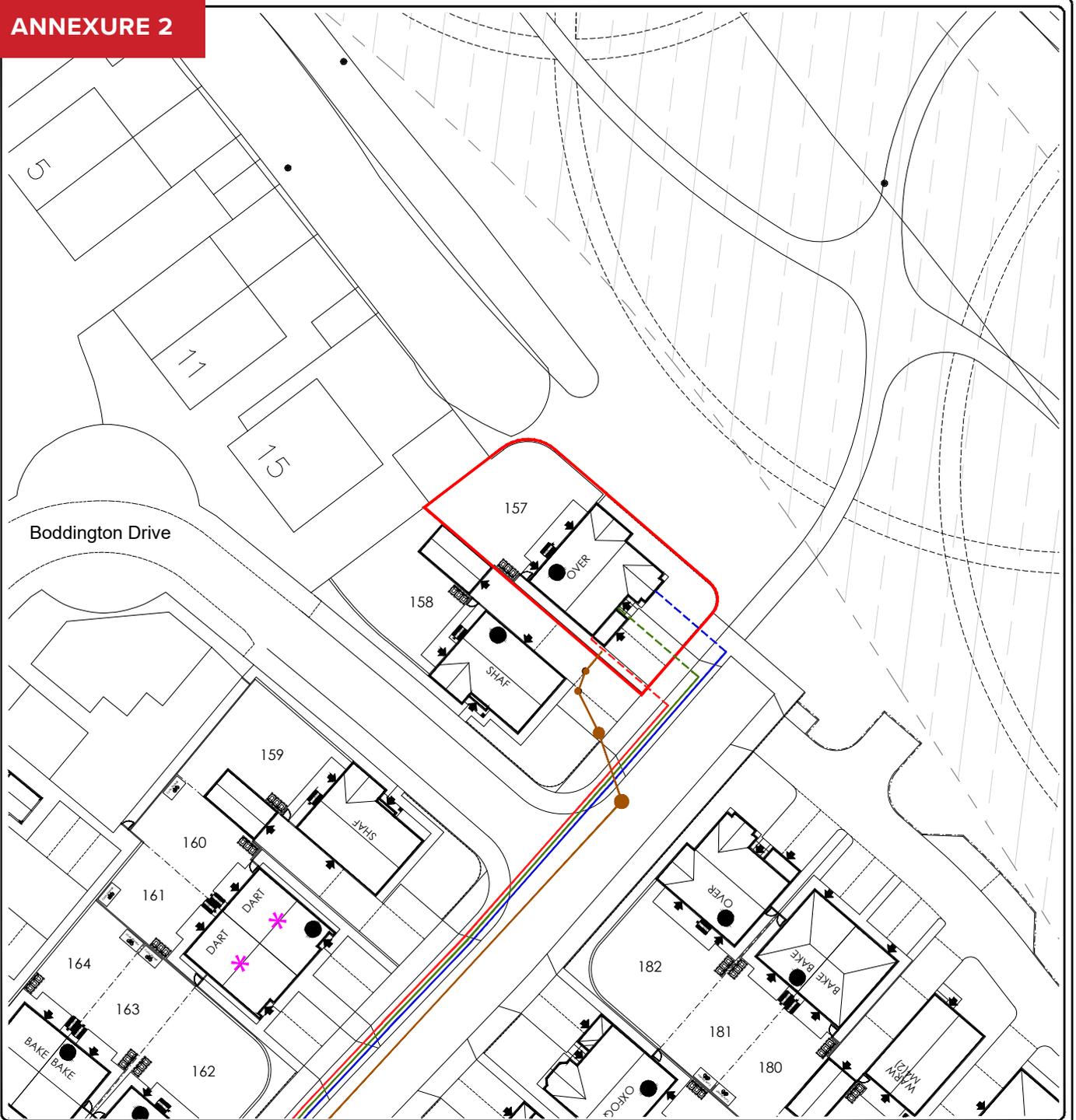


Technical information

The site investigation report shows within the location of the serviced plot, made ground deposits are present, comprising of topsoil of brown slightly gravelly, slightly sandy silty clay with rootlets and gravelly, silty sand. Following a second site investigation there is no ground gas risk, and no contamination identified within the site.

Redrow will provide the serviced plot at a reduced level to formation at around 57.60 AOD (around 150mm below finished floor level). Service connections for foul drainage, water, electricity and telecommunications will be offered within the plot curtilage as shown on the indicative plan provided at Annexure 2.

ANNEXURE 2



Services Key

- | | |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  Electric |  Indicative Electricity feed to be installed by purchaser |
|  Water |  Indicative Water feed to be installed by purchaser |
|  Telecoms |  Indicative Telecoms feed to be installed by purchaser |
|  Foul Drainage |  Indicative Foul drainage to be installed by purchaser |

Development	
Grappenhall Heys	
Plot	Revision
157	-
Scale	Date Released
1:500	03/06/2025

