

**Land For Sale, Folly Orchard,
Great North Road, Brotherton, WF11 9EP**



- # **Potential Residential Development Opportunity
(SUBJECT TO PLANNING CONSENT)**
- # **Approximately 0.7 acres**
- # **Main Road Location**
- # **Main Electricity, Water and Drainage are available.**

**OFFERS
INVITED**

DESCRIPTION

Situated within an established location we are pleased to offer for sale this plot of land that extends to approximately 0.7 acres. Fronting onto Great North Road, the site is offered for sale for redevelopment, subject to the necessary planning consents.

The site currently has a Detached Bungalow which is of non-traditional construction.

SIZE – The site has an area of approximately 0.7 acres (2807m sq.)

Frontage: 27.8m

Depth: 107m

*All measurements are approximate.

SERVICES

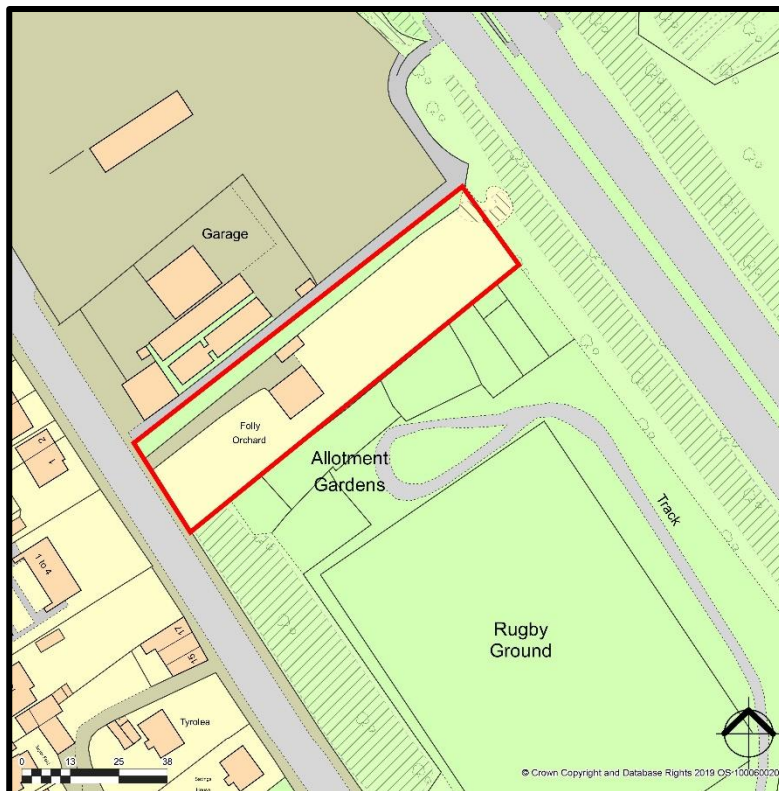
Mains Electricity, Water and Drainage are assumed to be available. Interested parties should make their own enquiries with the relevant authorities.

PLANNING – Interested parties should make their own enquiries to the Local Planning Authority in relation to planning matters.

TENURE – We have not inspected any title deeds and we have assumed that the land is Freehold.

VIEWING

Strictly by prior appointment with the Agents



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.