

# FOR SALE DEVELOPMENT LAND



## 88A – 92 ALBERT ROAD

Widnes, Cheshire, WA8 6JT

- Town centre location
  - Development site suitable for a wide range of uses
    - Residential
    - Offices
    - Creche / Day Nursery
    - Health Centre
- (All subject to necessary consents)

**0.16 HECTARES (0.40 ACRES)**



# 88a – 92 ALBERT ROAD

WIDNES, WA8 6JT

## LOCATION

The site is located fronting onto Albert Road (B5178), a short distance to the north of the main pedestrianised area of Widnes town centre. The A557 Widnes Eastern By-Pass is accessible within 1 mile and provides access to the M62 at Junction 7.

## DESCRIPTION

The site comprises a roughly rectangular site fronting Albert Road. It is cleared and is in a condition suitable for re-development.

## ACCOMMODATION

The site has the following dimensions:  
0.16 hectares (0.40 acres)

## PLANNING

The site currently has planning permission for a mixed use development comprises 24 apartments and 4 retail units.

Our clients understand that it would be suitable for alternative uses to include the following:

- Offices
- Health Centre
- Residential
- Creche/Day Nursery
- Convenience Store
- Hotel
- Nursing Home

## TENURE

We understand the site is held freehold.

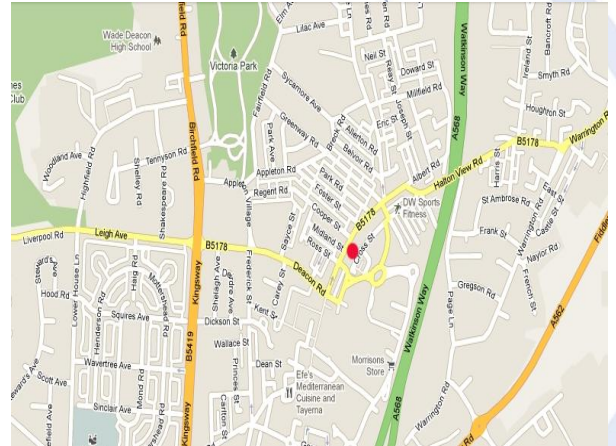
## TERMS

Our client will consider bids, either conditional upon planning permission or alternatively unconditionally for the freehold interest in the site.

Our client will also consider a design and build option for an end user whether they are a purchaser or tenant of the completed development.

Further information and price on application.

## MAP



## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VAT

All prices are quoted exclusive of but may be liability to VAT at the prevailing rate.

## FURTHER INFORMATION

For further information please contact Andrew Byrne:

Tel: 0151 255 0755

Email: [andrewbyrne@keppiemassie.com](mailto:andrewbyrne@keppiemassie.com)

Or alternatively or joint agents Edward Symmons – Robert Diggle:

Tel: 0151 236 8454

Email: [robert.diggle@edwardsymmons.com](mailto:robert.diggle@edwardsymmons.com)

**SUBJECT TO CONTRACT  
JUNE 2011**



**0151 255 0755** [www.keppiemassie.com](http://www.keppiemassie.com)

**Keppie Massie (Liverpool) - Alabama House - 6 Rumford Place - Liverpool L3 9BY** Email: [liverpool@keppiemassie.co.uk](mailto:liverpool@keppiemassie.co.uk)

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991  
Keppie Massie for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of any intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person employed by Keppie Massie has any authority to make or give any representation or warranty whatsoever in relation to this property. Designed and produced by Bella. 01565 757825 [www.belladesign.co.uk](http://www.belladesign.co.uk)