



**Development Plot
At 104 Mount Pleasant, Davenham**

Development Plot At 104 Mount Pleasant Road



104, Mount Pleasant Road, Davenham,
Northwich, Cheshire, CW9 8JH



**A superb opportunity to purchase a
single development plot**

- Outline planning permission for a detached dormer bungalow
- Front and rear gardens
- Off road parking
- Popular residential location
- Application number 19/03589/OUT
- For Sale by Informal Tender - Offers to be sent to Fisher German by COB Friday 17th April 2020



Knutsford 01565 757970



knutsfordagency@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- | | |
|-------------|------------|
| • Chester | 18.1 miles |
| • Knutsford | 9.2 miles |
| • Northwich | 2.4 miles |



Development plot

Fisher German are delighted to offer for sale this good size development plot with outline planning permission for the erection of a detached dormer bungalow. Located in a sought after residential area situated within easy reach of the A556 linking neighbouring towns such as Knutsford and Northwich. The plot offers the potential to build a superb two storey dormer dwelling which we expect to be in high demand.

Services

Proposed - Mains drainage, water, gas.

Tenure

The land is sold freehold.

Rights of Way, Easements and Wayleaves

The plot is sold subject to all existing easements, wayleaves and rights of way whether specified or not within these sales particulars.

Local Authority

Cheshire East Council

Viewings - Strictly by appointment through the selling agents Fisher German LLP T: 01565 757970 E:knutsfordagency@fishergerman.co.uk

Please Note Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars and Photographs dated March 2020

Informal Tender Form

104 Mount Pleasant Road Davenham Northwich Cheshire CW9 8JH

To be submitted by 5pm Friday 17th April 2020

Please read the terms and conditions shown on this form

Name _____

Current Address (incl. postcode) _____

Work Tel No: _____

Mobile: _____

E-mail: _____

Offer in the sum of £ _____ (figures)

_____ (words)

1. Please confirm if there are Conditions attached to your offer:

2. Please confirm how the purchase is to be financed:

3. Please indicate your proposed timescale for exchange of contracts and completion:

4. Please confirm the name, address and contact details for your solicitors:

Name: _____

Address: _____

Tel No: _____

Email: _____

Conditions of Tender

- 1 All offers should be based on the particulars of sale of Development plot 104 Mount Pleasant Road Davenham Northwich Cheshire CW9 8JH.
- 2 The offer should be contained in a sealed envelope and clearly marked Development plot 104 Mount Pleasant Road Davenham Northwich Cheshire CW9 8JH – Offer and submitted to Fisher German LLP Charles House 1-2 Tatton Street Knutsford Cheshire WA16 6EN
- 3 All offers must be made on behalf of a named purchaser with full address provided.
- 4 All offers should be in pounds sterling and it is recommended that offers are made for an uneven sum to avoid identical bids.
- 5 All offers must be for a fixed sum and no escalating bids will be considered or any offers which are made calculable by reference to another offer.
- 6 All offers received will be submitted to the vendor as soon as possible and you will be notified of our client's instructions at the earliest opportunity.
- 7 Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest or any offer.

I/We confirm that the offer set out herein is submitted subject to the foregoing conditions.

Signed **Dated**.....