



695 Warrington Road, Risley, Warrington, WA3 6AY
Residential/Commercial Development Opportunity

Summary

Tenure	For Sale
Available Size	0.20 Acres / 0.08 Hectares
Rates Payable	£4,241.50 per annum
Rateable Value	£8,500
EPC Rating	Upon enquiry

Key Points

- Prominent Main Road Location
- Potential for Residential Future Redevelopment (Subject to Planning)
- Site Area 0.2 Acres
- Frontage of 107 ft²

Location

The property is prominently positioned on Warrington Road in Risley, just south of Culcheth Village.

The surrounding area is of mixed character, with residential opposite, commercial to each side and Trident Business Park to the rear, which is being redeveloped. Birchwood Park is also located nearby providing office and industrial accommodation.

Junction 11 of the M62 is accessible 1.5 miles from the property , which in turn leads to the M6 at the M6/M62 interchange, 5 miles to the west.

Description

The site currently comprises a six-bay workshop, currently operating as an MOT Centre/Auto Repair Garage with offices and a mezzanine store.

There is a house located to the front of the site, which comprises a living room, kitchen, dining room and WC to the ground floor. To the first floor there are four bedrooms and a bathroom. The current owner has converted two of the bedrooms to the first floor to a kitchen and bathroom temporarily and utilize the first floor as a flat and the ground floor as storage.

Externally there is a forecourt to the frontage with dual access to Warrington Road.

The property may be suitable for development, subject to planning consent. Interested parties are invited to enquire through Warrington Borough Council Planning Department.

Accommodation

Site Area 0.2 Acres approx.

Name	sq ft	sq m
Unit - Development	8,712	809.37
Total	8,712	809.37

Asking Price

Upon Application.

Tenure

Freehold.

Services

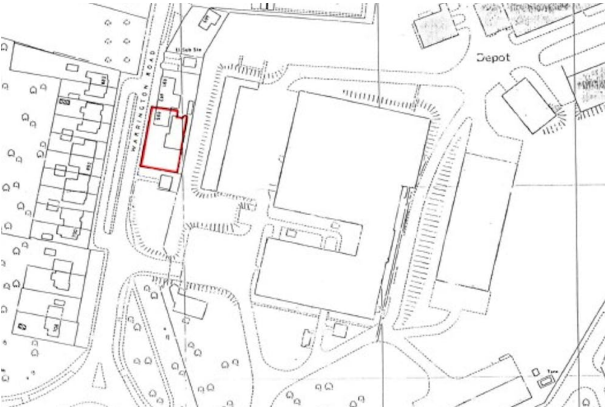
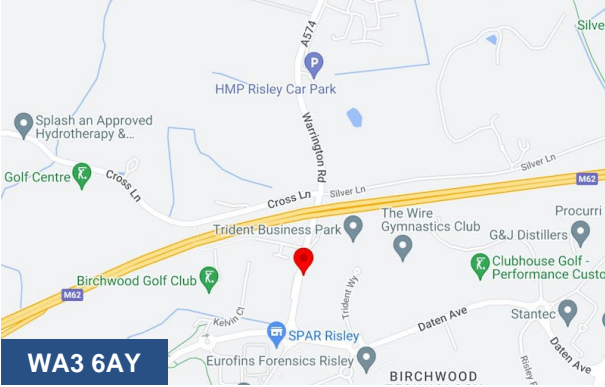
Mains electricity, water and drainage are connected.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information



Ian Scott
01925 414909
iscott@morganwilliams.com

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