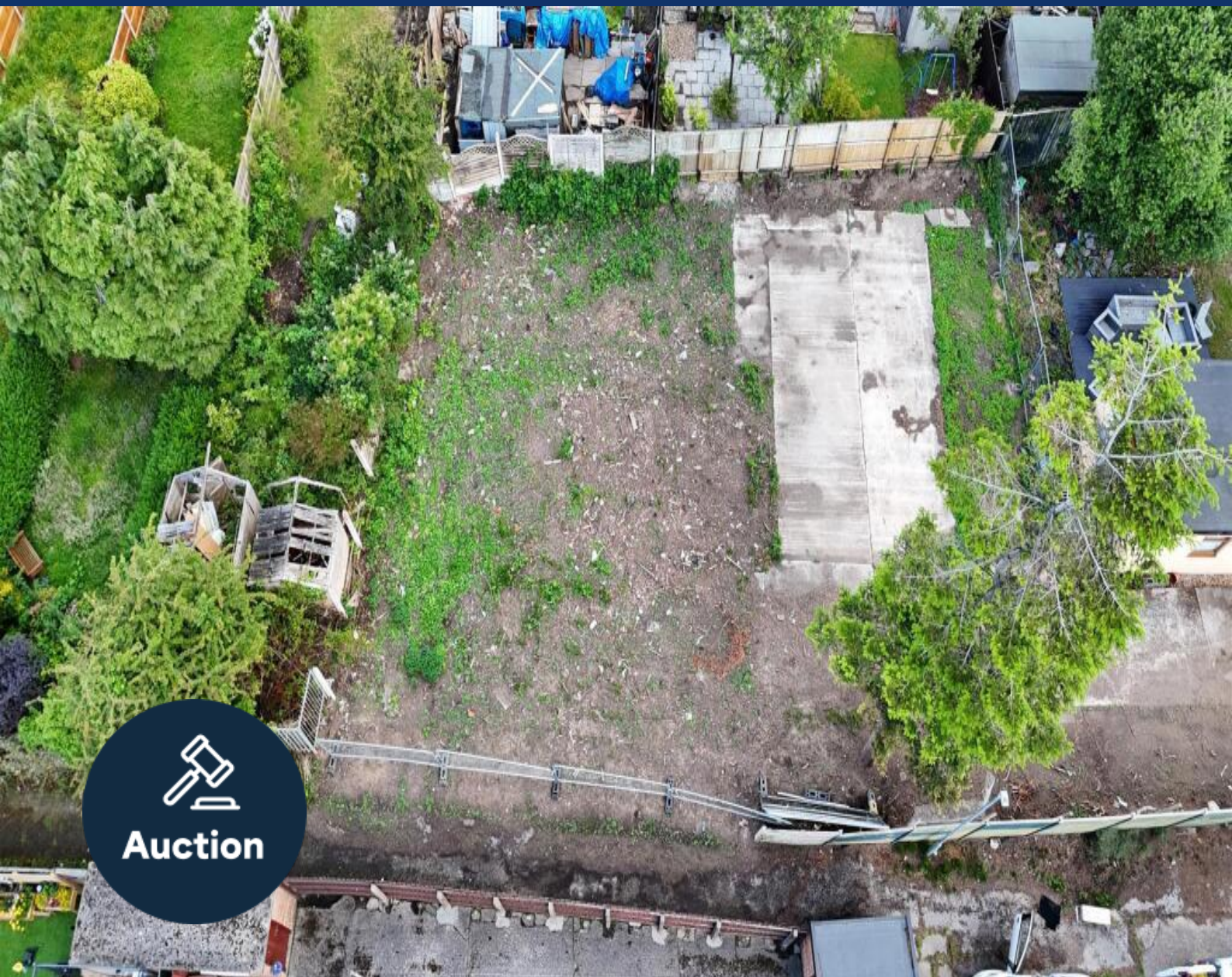


**Auction**

Residential Development in CH46

Chapelhill Road, Wirral, Merseyside, CH46 9QW

£55,000 Starting Bid

Tenure

Freehold

Driveway parking

Property features

- ✓ Development Plot for sale
- ✓ Moreton Location
- ✓ Large Plot
- ✓ Planning Ref: APP/24/01198
- ✓ 4 Bedroom Detached New Build

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Planning permission granted – ready-to-build development plot for a detached 4-bedroom family home

An excellent opportunity to acquire a development plot with full planning permission already granted for the construction of a substantial four-bedroom detached dwelling, situated within an established residential setting in the popular Wirral town of Moreton. Whether you're a developer seeking a straightforward, consented project with strong resale appeal, or an individual looking to create a bespoke family home, this is a rare chance to secure a genuine "ready-to-go" site with planning already in place and key technical hurdles already addressed.

Planning permission was granted by Wirral Council on 19 December 2024 (/24/01198) for the demolition of the existing storage building and erection of a detached dwelling, with development required to commence within three years of the decision date. The approved scheme has been designed to satisfy planning and neighbouring amenity requirements, resulting in a clean, deliverable consent ready for implementation.

The proposed dwelling provides well-balanced family accommodation extending over two floors and comprises a welcoming entrance hall, lounge, open-plan kitchen, utility room and ground floor W. C., together with four bedrooms, including a principal bedroom with en-suite shower room, and a separate family bathroom.

Positioned to the rear of Chapelhill Road near Pine Tree Grove, the site enjoys a tucked-away location within a mature residential area. Moreton continues to prove popular with families and commuters alike, offering a wide range of local shops, supermarkets, schools, leisure facilities and convenient transport links across the Wirral, Liverpool and Chester. The area's coastline, beaches and open green spaces are also within easy reach.

Important Information - Planning permission was granted by Wirral Council on 19 December 2024 (/24/01198)

• *Interested parties are advised to make their own checks, and thoroughly read through the planning documents and approval prior to making a formal offer**

Cgi Image - Is mean't as a and example only. Not to scale or to be relied upon.

Council Tax Band - B

Please note we have not inspected this property.

Price: Starting Bid £55,000

Property Type: Residential Development

Business Type: Residential Investments

Parking: Driveway

Location

Positioned to the rear of Chapelhill Road near Pine Tree Grove, the site enjoys a tucked-away location within a mature residential area. Moreton continues to prove popular with families and commuters alike, offering a wide range of local shops, supermarkets, schools, leisure facilities and convenient transport links across the Wirral, Liverpool and Chester. The area's coastline, beaches and open green spaces are also within easy reach.

Accommodation

The proposed dwelling provides well-balanced family accommodation extending over two floors and comprises a welcoming entrance hall, lounge, open-plan kitchen, utility room and ground floor W.C., together with four bedrooms, including a principal bedroom with en-suite shower room, and a separate family bathroom.

Planning Info

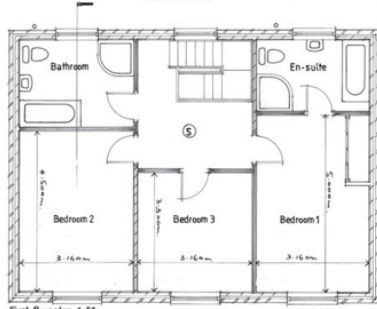
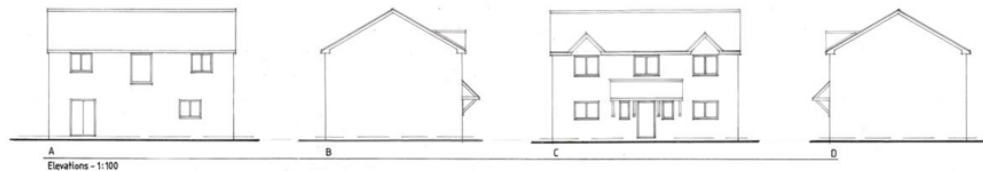
Planning permission was granted by Wirral Council on 19 December 2024 (Ref: APP/24/01198)

Tenure

Freehold, title numbers MS700968 and MS706822

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Roof:
This suitable for pitch as proprietary prefabricated
trusses or glazing to specified number, including all
drainage and insulation as required.
Slope 20° minimum to eaves drainage to eaves at 2m max
C/D using proprietary (steel) eaves system.
And three trusses spaced to give width 10m
width.
200mm Kingspan Insulation R27 pitched roof
insulation board between and above ceiling joists.

External walls:
100mm external brick inner leaf with 100mm
plasterboard and skim dry lining. 200mm cavity with
Kingspan Insulation R18 cavity insulation board
with 100mm rendered cavity to inner leaf face. Facing
brick outer leaf to match existing.
Gable line at 100mm C/D horizontally, R18 vertically and
all other cavity insulation as specified.
Insulated cavity in other approved brickwork openings
with insulation in cavity.
Internal walls:
100mm concrete block with 100mm plasterboard
and skim both sides.
100mm timber stud partitions with 100mm mineral wool
cavity R18 and 100mm plasterboard and skim both
sides.

Windows:
100mm concrete block with 100mm plasterboard
and skim both sides.
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Doors:
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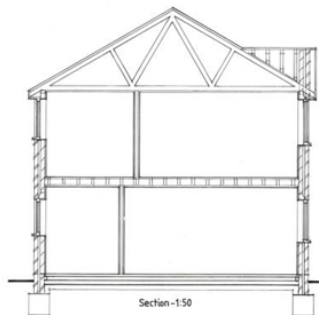
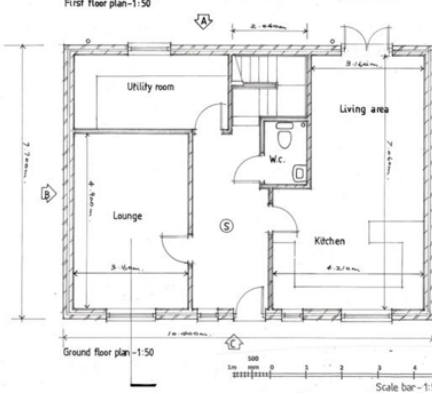
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Mr. N. Howson.	
Residential development.	
Land rear of 72 Chapelhill Road, Moreton.	
5662/5	
20 th August, 2024	
As stated @ A1	CWJ
Jones & Wathen Designers Planning Agents C.W. Jones CHURCHILL, MCABE colin@joneswathen.co.uk 07831 877009 C. Wathen MCABE, GRACARE cwathen31@gmail.com 07788 410512 4th Queensbury, West Kirby, Wirral, CH48 8EP	
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Chapelhill Road, Wirral, Merseyside, CH46 9QW

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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