

# Warrington Site and Building at 3 Delenty Drive, Locking Stumps, Birchwood, Cheshire WA3 6AN

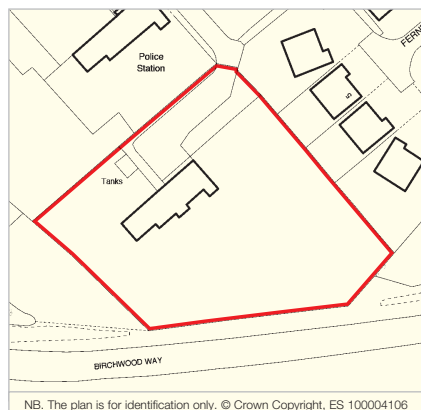
- **A Freehold Detached Former Care Home**
- Occupying a Site extending to Approximately 0.35 Hectares (0.87 Acres)
- Approximate Gross External Area 162 sq m (1,747 sq ft)
- Possible Potential for Redevelopment subject to obtaining all necessary consents

## Vacant Possession

ON THE INSTRUCTIONS OF NHS  
PROPERTY SERVICES LIMITED



Property Services



### To View

Please email [NHSresviewings@allsop.co.uk](mailto:NHSresviewings@allsop.co.uk) using the subject heading 'Viewings Lot 169'.

### Seller's Solicitor

Messrs Bevan Brittan LLP  
(Ref: Mr R Harrison).  
Tel: 0117 918 8500.  
Email: [nhspsauctions@bevanbrittan.com](mailto:nhspsauctions@bevanbrittan.com)

**VACANT – Freehold Building and Site**



### Tenure

Freehold.

### Location

The property is located on the south-east side of Delenty Drive. Delenty Drive leads to Garrett Field to the north, which in turn provides access to the A574 to the east. The M6 (junction 21A) and M62 (Junction 10) Motorways are located nearby. An extensive range of shops and other facilities are available from Warrington to the south-west and Manchester to the north-east. Rail services run from Birchwood Station located approximately 1.5 miles to the south. The open spaces of Birchwood Forest Park are located nearby.

### Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property was previously used as a care home and occupies a broadly level site extending to approximately 0.35 hectares (0.87 acres). Externally, there is a car parking area with the remainder of the site being grassed.

### Accommodation

Former Care Home Building  
Approximate Gross External Area 162 sq m (1,747 sq ft)

Site Area Approximately 0.35 Hectares (0.87 Acres)

### Planning

Local Planning Authority: Warrington Borough Council.  
Tel: 01925 443322.

The property may afford potential for redevelopment subject to obtaining all the necessary consents.

### VAT

VAT is NOT applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.