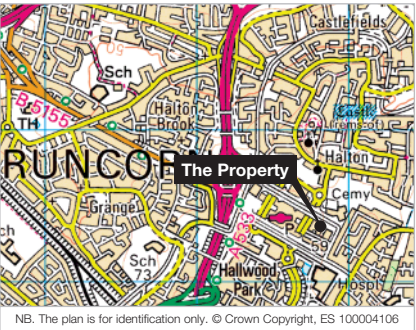


Runcorn
East Lane House,
East Lane,
Halton Lea,
Cheshire
WA7 2UR

- **A Freehold Former Office Building**
 - Comprising Five Floors of Office Accommodation
 - NIA extending to Approximately 11,647 sq m (125,365 sq ft)
 - Site Area extending to Approximately 1.22 Hectares (3.03 Acres)
 - Planning Permission to Convert to provide 448 Self-Contained Apartments (394 x Studios and 54 x One Bedroom)
 - Possible potential for Alternative Uses and Schemes, subject to obtaining all necessary consents
- Vacant Possession**



To View
Please refer to website: www.allstop.co.uk

Seller's Solicitor
Messrs DWF LLP (Ref: MW)
Tel: 0333 320 2220.
Email: michael.whitworth@dwf.law

VACANT – Freehold Building with Planning



Tenure
Freehold.

Location
The property is situated on the east side of East Lane, to the north of its junction with Hallwood Park Road. The property is located immediately opposite Runcorn Shopping Centre, and to the north of Halton General Hospital. Further facilities are available in Runcorn town centre, approximately 2.1 miles to the north-west. Mainline Rail services run from Runcorn East Station, approximately 1.7 miles to the east. Road communications are afforded by the A533, the A558 and the M56 Motorway. The open spaces of Hallwood Park Road and Phoenix Park are close by.

Description
The property comprises a detached building arranged over ground and four upper floors beneath a flat roof. The property is situated on a site extending to approximately 1.22 hectares (3.03 acres). The property benefits from planning permission for change of use from office building to 448 self-contained apartments comprising 394 x studio flats and 54 x one bedroom flats.

Existing Accommodation
The property was not internally inspected or measured by Allsop. The following information was supplied by the Seller. We are advised that the property has the following Net Internal Floor Areas:

Floor	sq m	sq ft
Ground	2,154 sq m	23,190 sq ft
First	5,183 sq m	55,789 sq ft
Second	1,442 sq m	15,525 sq ft
Third	1,417 sq m	15,256 sq ft
Fourth	1,450 sq m	15,606 sq ft
Total	11,647 sq m	125,365 sq ft

Planning
Local Planning Authority: Halton Borough Council.
Tel: 0303 333 4300.
The property benefits from planning permission (granted on appeal) for the 'change of use from office building (Use Class B1a) to 448 self-contained apartments comprising 54 x one bedroom flats and 394 x studio flats at East Lane House'.
Planning Ref: 15/000034/P3JPA.
Appeal Reference: APP/D0650/W/15/3006253. Appeal granted 15th July 2015.

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.allstop.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.

