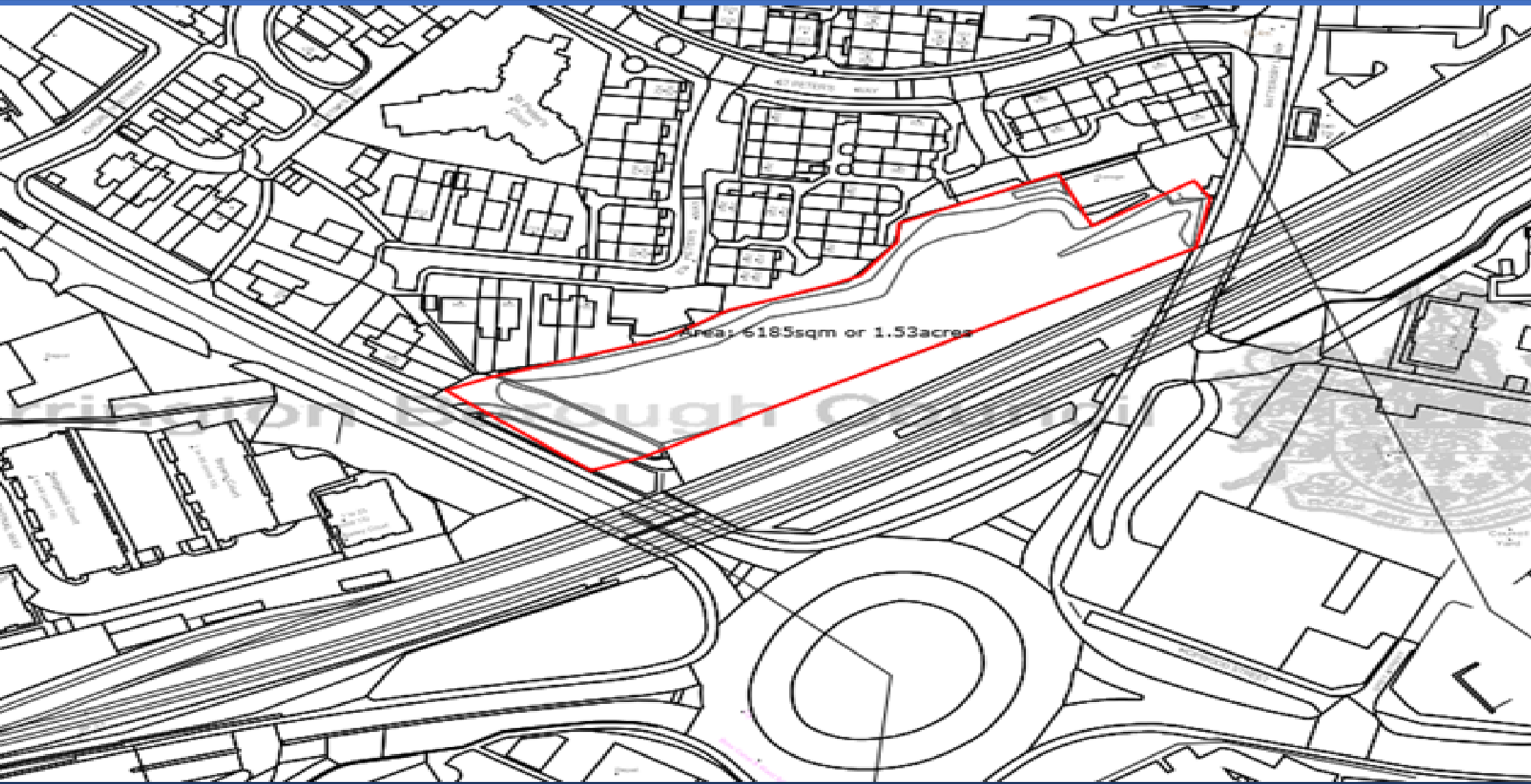


Lythgoes Lane, Warrington, WA2 7BZ

LAND TO LET



## LOCATION

The site is located via a graded slip road off the A49 Lythgoes Lane at the northern entrance to Warrington town centre. The A49 being the main arterial route north to south through Warrington town centre, linking the town centre to the M6 and M62 to the north and M56 to the south. The site is wedged between a social housing estate and privately owned residence to the north accessed via Battersby Lane and the main railway line linking to Manchester and Liverpool which is elevated and on an embankment from the site to the south



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## DESCRIPTION

- The site comprises a roughly rectangular shaped plot of some 1.53 acres accessed via a graded slip road from Lythgoes lane. The site is currently overgrown in trees, shrubs and vegetation making it difficult to understand the topography of the site and the extent of the boundary treatment. The site is likely to require fencing and tidying of the boundaries.

## LEGAL COSTS

- Each party to pay their own legal costs

## TERMS OF LEASE

- A new Lease for a term in excess of 5 years

## USE

- the site is considered suitable for a variety of uses subject to receipt of any necessary planning consent. Any interested party is initially requested to contact us to discuss their proposed use for the site and we would be delighted to seek to assist with any queries

## PRICE

- POA

## ENQUIRIES



Suite 1, Oak Tree Barn, Hatton Lane, Hatton, WA4 4BX



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