



RG
Rutter Green

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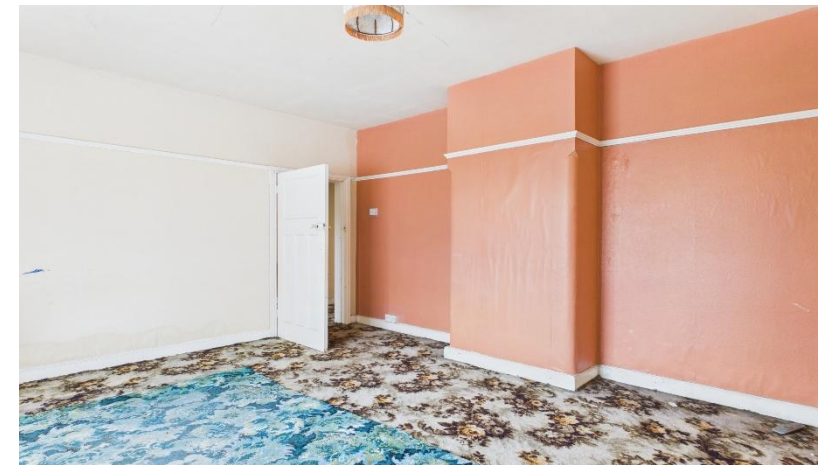
01942 367915

Hoghton Road, Sutton, St.Helens, WA9 3HS
£140,000 Guide Price

Hoghton Road, Sutton, St.Helens, WA9 3HS

- To be Sold via Online Auction
- Fantastic Development Opportunity
- Two Bedroom Detached Bungalow With Large Garden
- May Suitable For A Number Of Uses STPP
- 2.2 Acres (Please Note This Is Not Approximate Measurements)
- Located Within A Mixed Residential Area
- Close to Motorway Links
- Two Further Plots Of Land Available For Sale Via Online Auction
- Viewings Highly Recommended To See The Full Potential
- Register To Download The Legal Pack

Rutter Green Would like to introduce this two-bedroom detached bungalow offers an exciting and promising development opportunity. Located in a mixed residential area, the property presents potential buyers with a unique canvas to create something truly special, whether it be additional housing units, a charming retreat, or even commercial ventures, all subject to planning permission (STPP)



The current online auction serves as an excellent platform for prospective buyers to delve into the myriad possibilities this property holds, allowing them to envision how they might transform the space to meet their specific needs. Its strategic location near major motorway links ensures that accessibility is not an issue, making it convenient for both personal use and business endeavours alike. Given the substantial size of the land combined with its favourable location, viewings are highly recommended; doing so will enable interested parties to fully appreciate not only the generous layout of the bungalow itself but also the vast potential that this expansive plot of land has to offer. This opportunity is not just about acquiring a piece of property; it's about unlocking a vision for future development in a thriving community setting.

Please note there is three separate plots in total, available to purchase through the auction Platform

Plot 1- Bungalow with garden with a guide price of £140,000

Plot 2- Land adjacent to the Bungalow with a price of £5,000

Plot 3 - Small parcel of land lying to the north of the Houghton Road £25,000

Nestled on an impressive 2.2 acres (Please note this is not approximate measurements) the plots provides ample space for various possibilities.



Important Notice: The agent has observed vegetation at the property which may be Japanese knotweed; however, this has not been professionally identified or confirmed. Prospective purchasers are advised to satisfy themselves as to its identification and, where appropriate, obtain advice from a suitably qualified specialist before proceeding with the purchase.

Planning & Environment: Please note that the Property/Land sits entirely within a designated Green Belt area. Consequently, future building and development options will be subject to strict local authority planning policies designed to preserve open space. Prospective purchasers are advised to make their own planning enquiries prior to transaction.

For further information on the plots, please contact Rutter Green Estate Agency.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is
available at

www.ruttergreen.co.uk



Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with The Local Council.

