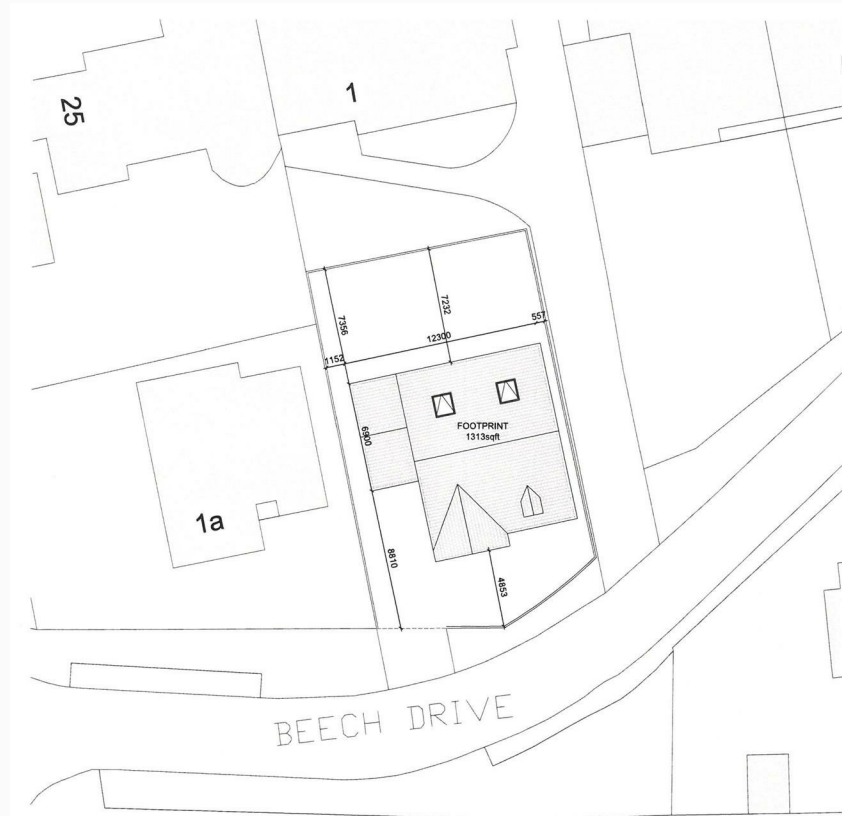


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS




permission. All discrepancies to be brought to the attention of the architect immediately. This drawing is to be read in conjunction with the specification / bill of quantities and related drawings.

REVISION		DATE	BY
A	FIRST ISSUE	01.11.21	MK

GROUND FLOOR AREA: 1313sqft
 FIRST FLOOR AREA: 1313sqft
 TOTAL FLOOR AREA: 2626sqft

NOTE: DIMENSIONS ARE INDICATIVE FOR PLANNING PURPOSES AND TO BE CHECKED ON SITE AND ADJUSTED PRIOR TO CONSTRUCTION.

CLIENT	client	
BEECH DRIVE HOUSE LEIGH, WN7 3LJ	project	
PROPOSED DIMS PLAN	title	Just H Architects 107 Tipton Street Leigh, Greater Manchester, M41 1JH
X077	job No.	
AD.01	dwg No.	



Beech Drive, Leigh

Prime Building Plot with the benefit of Full Planning Permission for a detached dwellinghouse

Application No. A/21/92528/FULL

Asking Price £169,950

Prime Building Plot with the benefit of
Full Planning Permission for a detached
dwellinghouse
Application No. A/21/92528/FULL

In brief, the plot consists of land adjacent to number
1 Beech Drive, Pennington, Leigh WN7 3LJ.

TENURE : Freehold

DIRECTIONS : Sat Nav Ref: WN7 3LJ

PLANNING PERMISSION : Application No.
A/21/92528/FULL

PRICE £195,000.

VIEWING By appointment with the agent as
overleaf.

SERVICES (NOT TESTED) No tests have been
made of mains services, heating systems or
associated appliances and neither has confirmation
been obtained from the statutory bodies of the
presence of these services. We cannot therefore
confirm that they are in working order and any
prospective purchaser is advised to obtain
verification from their solicitor or surveyor.


FOR FURTHER INFORMATION PLEASE
CONTACT: Simon Cooke 01942 603000 or email
info@cookeandcompany.co.uk.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Tel: 01942 603000 Email: info@cookeandcompany.co.uk