



DAVID CURRIE & Co.
Real Estate and Asset Consultants

By Order of the LPA Receiver

For Sale



**The Downs Quarter
Altrincham
Cheshire
WA14 2QD**

- Part Built Residential Development
- Planning for 31 Apartments, 4 Townhouses, 4 Live/Work Units, 1 Commercial Unit and associated Car Parking
 - Altrincham Town Centre
 - Freehold

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Description

Located in central Altrincham, the development comprises of four different blocks which provide a combination of apartments, townhouses, commercial units and parking.

The development is part built on a site that extends to +/- 0.78 acres.

Schedule of Accommodation

Schedule of accommodation is attached.

Planning

We understand that the development benefits from two planning consents: 93133/FUL/17 & 95548/FUL/18

And two minor variations: 101491/VAR/20 & 103044/VAR/20

Prospective purchasers should be aware that this development is in conjunction with an adjoining landowner and certain planning and contractual obligations exist and can be briefly summarised as follows:

- Agree positioning of Electrical Sub Station.
- There is an extant lease for 17 underground car park spaces (copy available upon request).
- Complete Podium section to access the site to include creation of bin store, install and commission passenger lift and stairs.
- Agree outstanding access and title issues.

Further details are available upon request.

Tenure

Freehold.

Legal

A draft contract and title information, etc is available upon request.

Offers

The LPA Receivers are inviting offers for the property and any offer should be accompanied by proof of funds.

Offers are invited by 2pm on Friday 16th April 2021.

Further Details & Viewings

Should you require any further information or would like to attend a block viewing please do not hesitate to contact the following details:

Liam Currie (07798 700233)

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