BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

Land Development
Executive Offices
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Lakeside Townhouses, Heller Road, Richland Township, Bucks County, Pa.

26.09 acres, more or less- (tax parcel# 36-017-033-002)

This is now a **Bank owned** property- we have contacted a previous consultant and he is willing to help a future developer to obtain approvals

52 stacked townhouses were proposed and some approvals on several variances were obtained- the Buyer will have to review and decide what is still required, such as - preliminary plan and final plan approvals- previously there were discussions regarding the inclusion of an adjacent parcel as a part of the overall development (this are not included in this offering and the Bank does not own it)

Property does include a lake with water flow in and out of site – there were discussions between the former developer and the Township regarding a dedication to the Township of the requested pavilion and small parking lot to be built next to the lake

Zoned- SRM- Suburban Residential Medium District

Public water and sewer is to the site

For public water and sewer capacity questions- contact the Bucks County Water and Sewer Authority

Located next to the mature Walnut Bank Farm development- townhouses and twins

Priced at $450,000

Route 309- east on West Pumping Station Road – north on California Road -east on East Pumping Station Road – south on Heller Road to the lake and the site

Contact Ed Ritti for further discussion and details