



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

Edward Ritti – Vice President
Land Development
100 Deerfield Lane, Suite 140
Malvern, PA 19355
PA Lic. # AB029150L
BHHS-FR – PA Lic # RB061717C

(m) 610-306-3933
(d) 610-993-2741
(o) 610-647-2600
(f) 610-993-3257
ed.ritti@foxroach.com

www.wedodirt.com

EXECUTIVE SUMMARY:

12.3 Acres, 146 State Line Road, Chadds Ford, Bethel Township, Delaware County, Pennsylvania County

- Possible development land, Wilkinson Associates designed a plan for 47 townhomes but never completed final approvals and Vandermark Lynch Engineers designed a plan for a business user but was never completed
- Frontage on East Fulton Road and State Line Road in State of Delaware – construction / utility easement to Rotherfield Lane in Bethel Township – abuts active mobile home park to the east
- Winterset mobile home park may consider selling an access and utility easement through one of their approach roads
- Property Owners tried unsuccessfully to develop access through the State of Delaware
- Public utilities are in Rotherfield Lane and the mobile home park
- Sewer manhole may be on the existing property
- Zoned R4 – Residential – 15 units per acre – existing lot size is non-conforming – R4 zoning abuts RM zoning which allows mobile homes
- Any past permits are not current and would entail a re-application – there have been substantial storm water management regulation changes since the last approvals
- Wetlands and topography plans are available
- Owners will sell “as is” or contingent upon development approvals
- Wilkinson & Associates – Ed Wilkinson and Justin Mocerri - 610-395-7940
- Douglas Eitelman, Vandermark Lynch Engineers – 302-764-7635
- Bethel Township Engineer – G D Houtmann & Sons, 139 East Baltimore Pike, Media, Pennsylvania, 19063 - Matt Houtmann – 610-565-6363
- Buyer’s Agent commission will be three percent (3% paid by Seller)
 - For further information – contact – David England – 610-331-2173 Or – Ed Ritti – 610-306-3933

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.