

Residential development site, Sorrel Way,
Clock Face, St Helens, WA9 4YN

FOR SALE

**PART BUILT DEVELOPMENT SITE COMPRISING 12
SEMI DETACHED HOUSES**

CONTACTS

Amy Selfe

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

KEY CONSIDERATIONS

- Land approximately 0.70 Acre (0.29 Hectare)
- Planning permission granted to erect 12 semi-detached dwellinghouses
- Part built scheme without connection to mains
- Local area is mainly residential and the site neighbours a new build development
- St Helens town centre is 3.8 miles to the north



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LOCATION

The site is located on Sorrel Way, within a residential suburb of St Helens. Access to the site is via a modern housing estate that is accessed from Clock Face Road. Clock Face Road provides direct access (and bus route) to St Helens town centre, which is approximately 3.5 miles to the north. Access to the motorway network at junction 7 of the M62 is within 2.3 miles and Lea Green railway station is around 1 mile away. There are amenities within the suburb but further amenities are in St Helens town centre.

DESCRIPTION

The property comprises a rectangular plot that extends to approximately 0.70 Acre (0.29 Hectare). The development of 12 houses is part built and the site is in an abandoned state and has deteriorated due to the elements, vandalism, and isolated fire damage. A programme of rehabilitation, refurbishment and renewal would be required to complete the scheme.

Interested parties are advised that there is an issue regarding a third party ransom strip that must be acquired in order to connect the site to mains water and sewage and the costs for this are unknown. Parties must make their own enquiries in this regard.

No information as to the current condition, works to date or whether it is feasible to complete the scheme is available and no warranties are available to a purchaser. Interested parties must rely on their own enquiries.

PLANNING

Under reference number P/2015/0484- The demolition of two garage and erection of 12 dwelling houses and ancillary works was granted in October 2015.

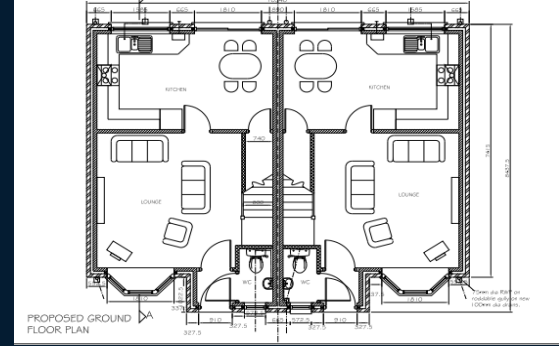
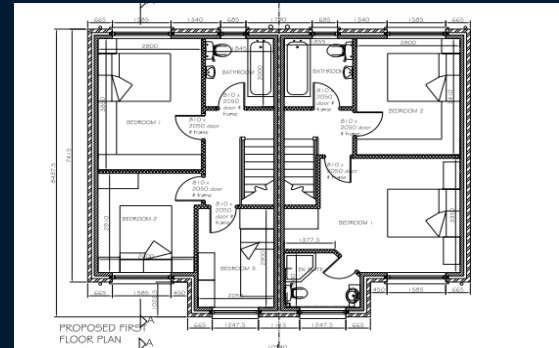
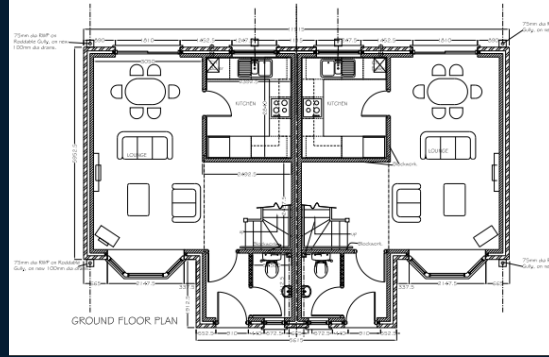
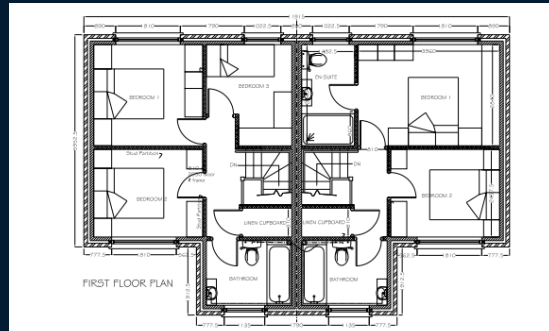
All planning documentation is available to download directly from the planning office and interested parties should consult directly with the planning authority: <https://www.sthelens.gov.uk/planning>

TENURE INFORMATION

The property is held freehold on title MS585183.

House Type 1

House Type 2



Land on the north east side of Brook Hey Drive, **Kirkby, L33 9TL**

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

VAT

All figures quoted are exclusive of VAT.

PRICE

Unconditional offers are invited in the region of £250,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

CONTACT US TO ENQUIRE



AMY SELFE

ASSOCIATE DIRECTOR

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW