

FOR SALE Upon instructions of the Joint Fixed Charge Receivers

LANDWOOD
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The Former Harry Fairclough Site, Howley Lane, Warrington, WA1 2DN

- Vacant two storey office building with industrial yard to the rear
- Positioned on a site of circa 1.4 acres
- Located approx half a mile from Warrington Town Centre
- Pending planning application for 67 affordable apartments under no: 2024/00302/FULM

CONTACTS

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LOCATION

The site is located adjacent to the River Mersey, within a mixed use area of commercial and industrial uses and residential development.

The town centre lies approximately half a mile to the west which has a range of amenities and is served by Warrington railway station and Warrington Bank Quay railway station. In addition to services to neighbouring towns Manchester and Liverpool, Bank Quay also has direct services to London with a journey time of approximately 2 hours.

Howley Lane is accessed from the A50 which provides links to both the M6 and M62 motorway.



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DESCRIPTION

The property comprises a site that extends to approximately 0.570 hectares (1.409 acres). Currently on the front portion of the site is a vacant two storey office building which we understand extends to circa 6,000sq.ft. At the rear of the site is a large yard which has an additional workshop/office which we understand to be 5,904 sq. ft.

PLANNING

The Warrington Council planning portal lists Application 2024/00302/FULM as pending consideration. The proposal is to demolish the existing buildings on site and construct 67 apartments within one, four storey block, for 100% affordable housing and associated infrastructure works. The consultation end date is shown as 21st March 2025

Parties must make their own enquiries with Warrington Council on: <https://www.warrington.gov.uk/planning-and-building-control>



PHOTOGRAPHS

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TENURE INFORMATION

Freehold title number CH304653.

EPC

B.

PRICE

Offers invited for the freehold interest.

VAT

All figures quoted are exclusive of VAT which may be applicable.

VIEWINGS

Strictly by appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT US TO ENQUIRE



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