

for sale

New Build Development Site



Stanley Street
Warrington
WA1 1EZ

- Freehold Title
- New Build Residential Block
- Outline Planning Approved
- 40 Unit Scheme
- Potential For Student Occupancy

MORGANWILLIAMS .com

01925 414909

Location

The property is situated between Stanley Street and Wilson Patten Street, next to the telephone exchange, within the Wilson Patten Street residential development corridor.

The property is situated a short walk from Warrington's retail core and all its amenities and adjacent to Mersey Bank House, which has recently been acquired by the University of Chester.

Description

We are delighted to offer for sale a rare multi-unit freehold residential development site in the well regarded and fast growing North West town of Warrington.

Outline Planning has only recently been approved for an 8 no. storey residential block, including a single ground floor commercial unit that could be suitable for retail purposes in this emerging well regarded residential area that is close to the Cultural Quarter.

The location is perfect for a potential student village development or for the private rented sector as at the top of the road is Bank Quay Railway Station, which can link directly with London Euston in less than 2 hours.

The corridor directly opposite that links Bridgefoot with Bank Quay Railway Station is earmarked for future residential development, this and the Chester University acquisition of nearby Mersey Bank House means the immediate vicinity is set for good things in the future.

Accommodation Schedule

The approved scheme comprises a total of 39 residential apartments and a 112 m² commercial unit to the ground floor. The 39 apartments are made up as follows:-

- 3 no. three bedrooms apartments
- 11 no. two bedroomed apartments
- 25 no. one bedroomed apartments

Services

We have assumed that all main services will be available for connection as appropriate.

Planning

Outline Application (Major) No. 2020/37959 has been approved for the proposed construction of an 8 storey building of up to 39 apartments. (3 three bed: 11 two bed and 25, one bed apartments); and circa 112 m² commercial use (Use Class E) on the ground floor, with associated infrastructure and ground works (application includes matters of Access and Scale only - detailed layout, appearance and landscaping are reserved for subsequent approval.

Asking Price

£750,000.

Tenure

Freehold.

VAT

We are advised that the property is not currently VAT registered.

Further Details

Available on request.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

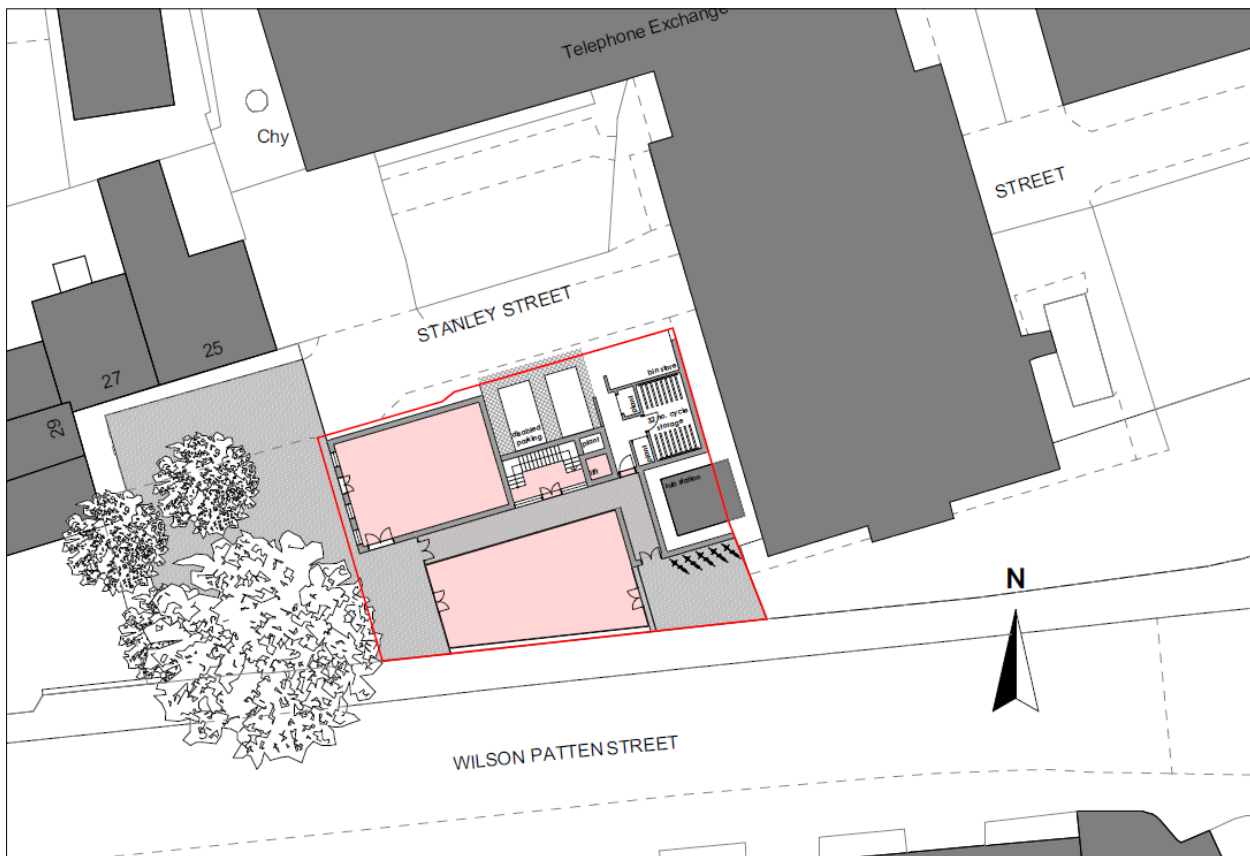
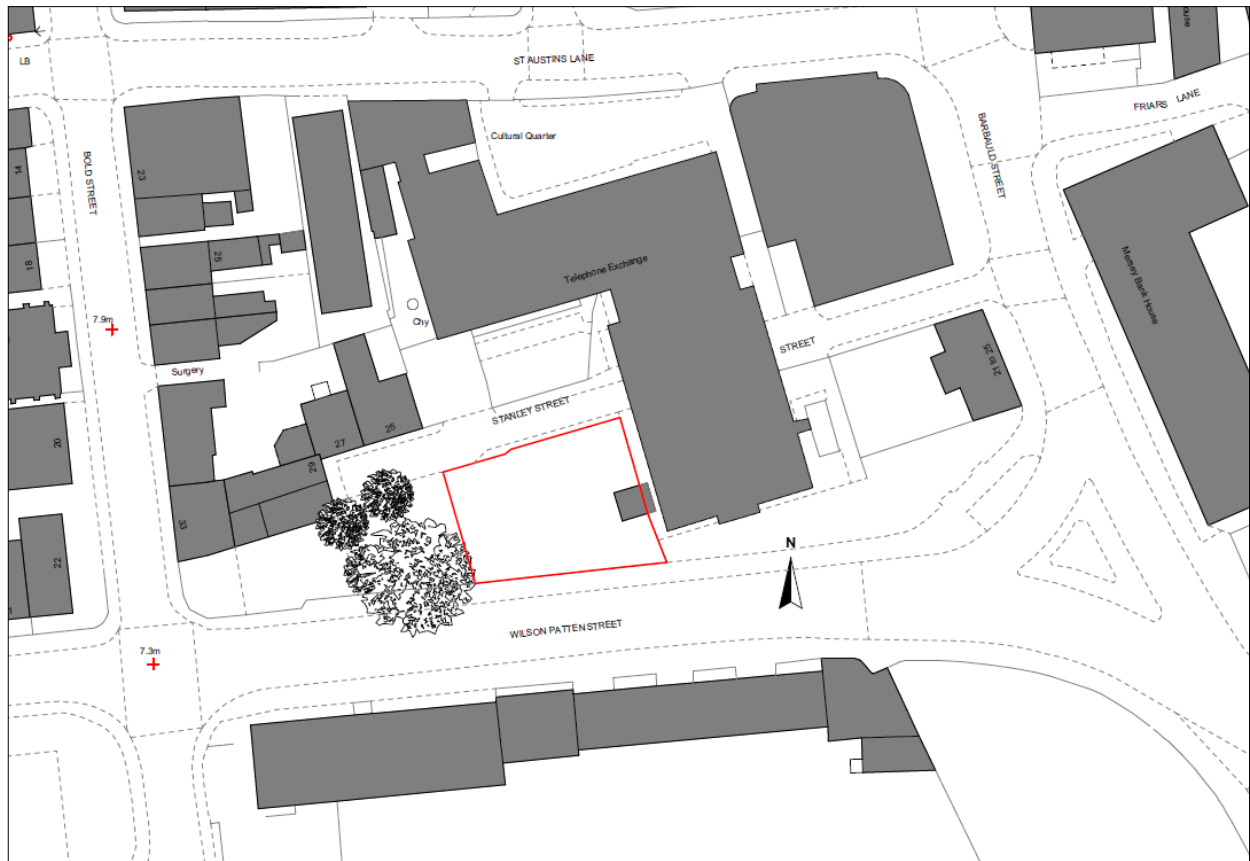
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SUBJECT TO CONTRACT

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2. All rentals and prices are quoted exclusive and may be subject to VAT.



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