



Stanley Street, Warrington, WA1 1EZ
New Build Development Site

Summary

Tenure	For Sale
Price	£600,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Freehold Title
- Outline Planning Approved
- Potential for Student Occupancy
- New Build Development
- 40 Unit Scheme

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

£600,000.

Tenure

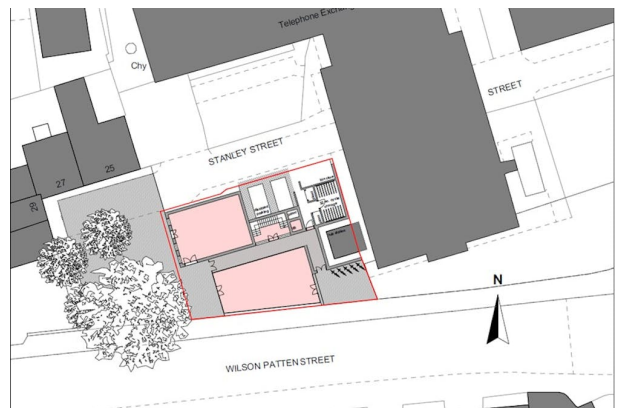
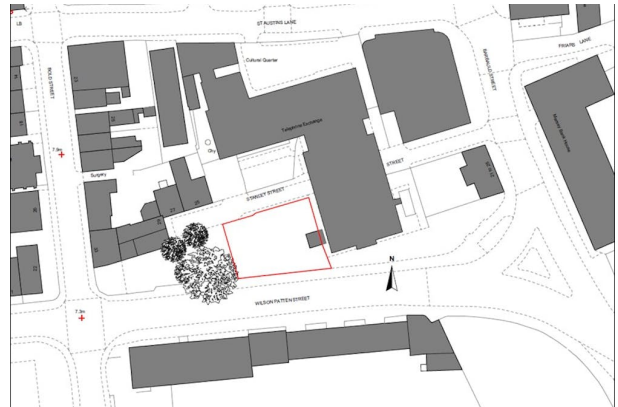
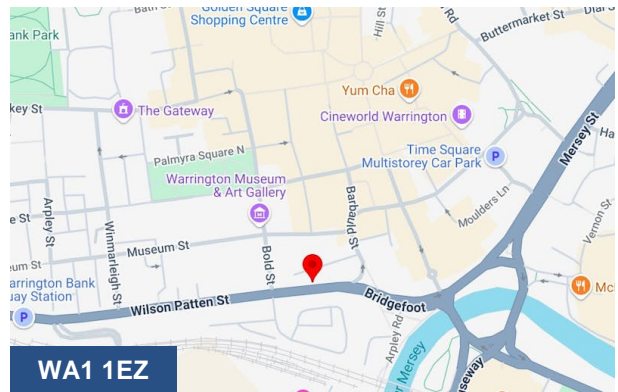
Freehold.

VAT

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

Legal Costs

Each party are to be responsible for their own.



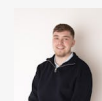
Viewing & Further Information



Rob Bates

01925 414909

rbates@morganwilliams.com



Alex Perry

01925 414909

aperry@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/04/2025