



10 Museum Street, Warrington, WA1 1JA
Residential Development Opportunity

Summary

Tenure	For Sale
Available Size	10,000 sq ft / 929.03 sq m
Price	£675,000
Business Rates	Not Listed
EPC Rating	Upon enquiry

Key Points

- Landmark Building
- Planning Approved
- VAT not Applicable
- Available Immediately
- Town Centre Location
- Rare Freehold
- Vacant Possession
- Close to University

Location

The property is situated along Museum Street, in the heart of Warrington Town Centre, directly opposite Warrington Library.

Surrounding the property is a healthy mix of commercial and residential. Further along Museum Street is the Parr Hall and Pyramid Centre.

The property is within 2 minutes walking distance of Warrington University and may be suitable for student accommodation, in view of its close proximity.

The new Southern Link Road between Wilson Patten Street and Chester Road is nearby.

Description

A fantastic opportunity to acquire a 42 unit serviced apartment development scheme, that is part conversion of the existing landmark former Collegiate building, together with an attached new build section to the rear.

The property previously benefited from Full Planning Approval for 18 self contained residential units, that included 9 two bed and 9 one bedroom apartments and duplexes. This consent has now expired, although should be capable of being reinstated.

Currently Full Planning has been approved for 42 serviced apartments (Class C1), details are available upon request or they can be viewed on Warrington Borough Council's website under planning reference 2023/01198/FULM.

The property is locally listed and situated within a Conservation area, this means that the development will need to be sympathetic and in-keeping.

The existing footprint extends to approximately 10,000 ft², making the capital rate a competitive c. £67.50 psf, whereby other local properties are achieving double this rate.

Accommodation

Approximate existing foot print across all floors.

Name	sq ft	sq m
Unit	10,000	929.03
Total	10,000	929.03

Tenure

Freehold.

Asking Price

£675,000.

VAT

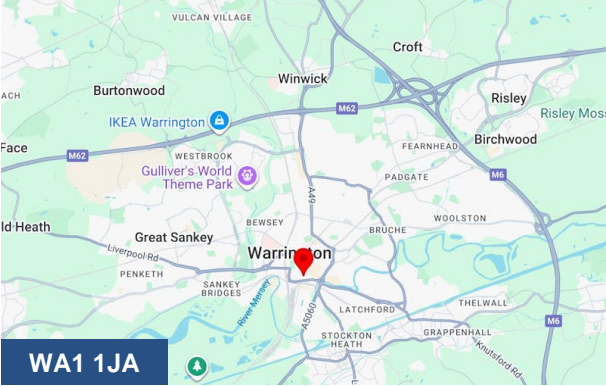
We are advised that VAT is not applicable to this sale.

Planning

Full planning Approval reference number 2023/01198.

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information

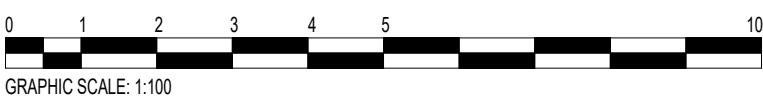
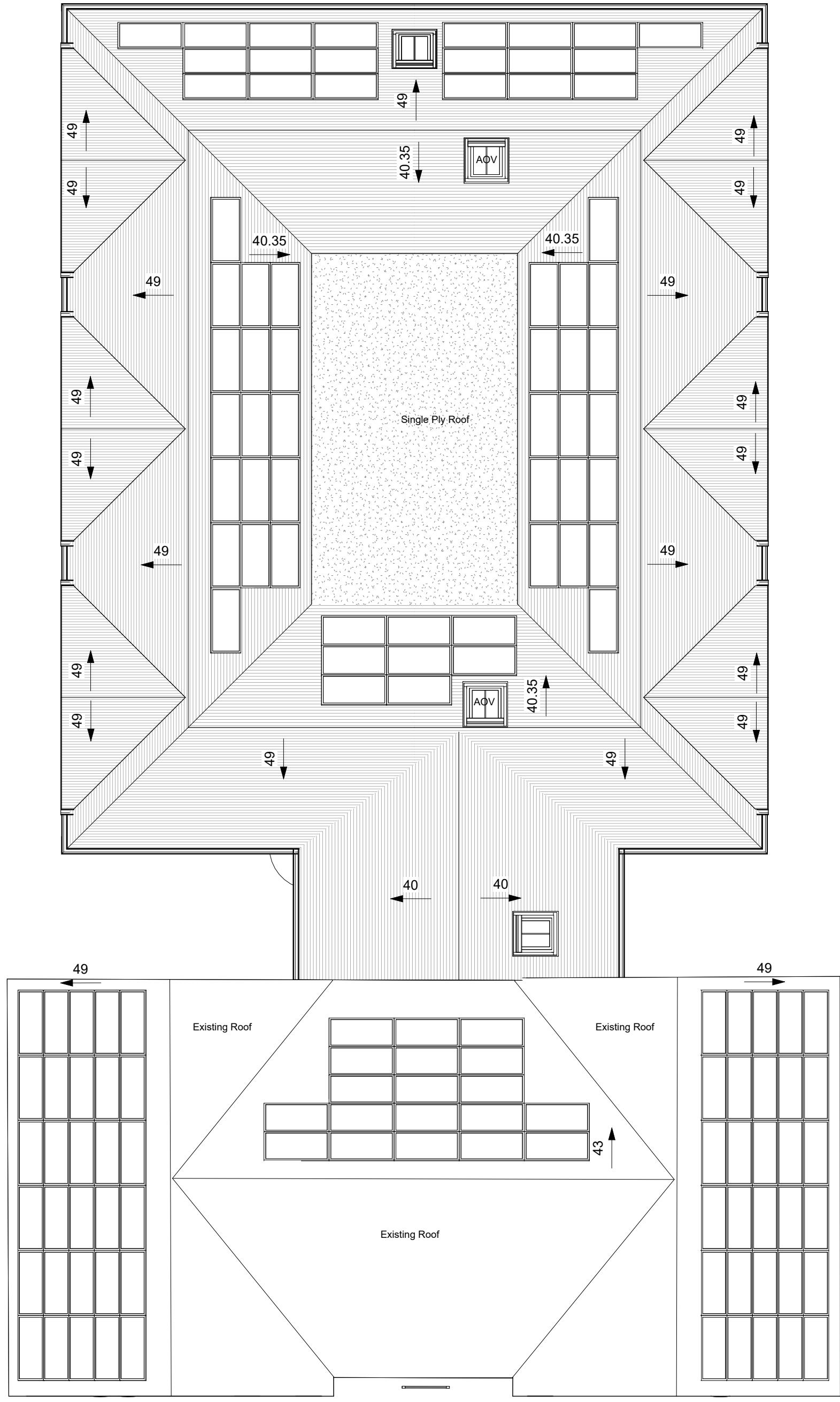
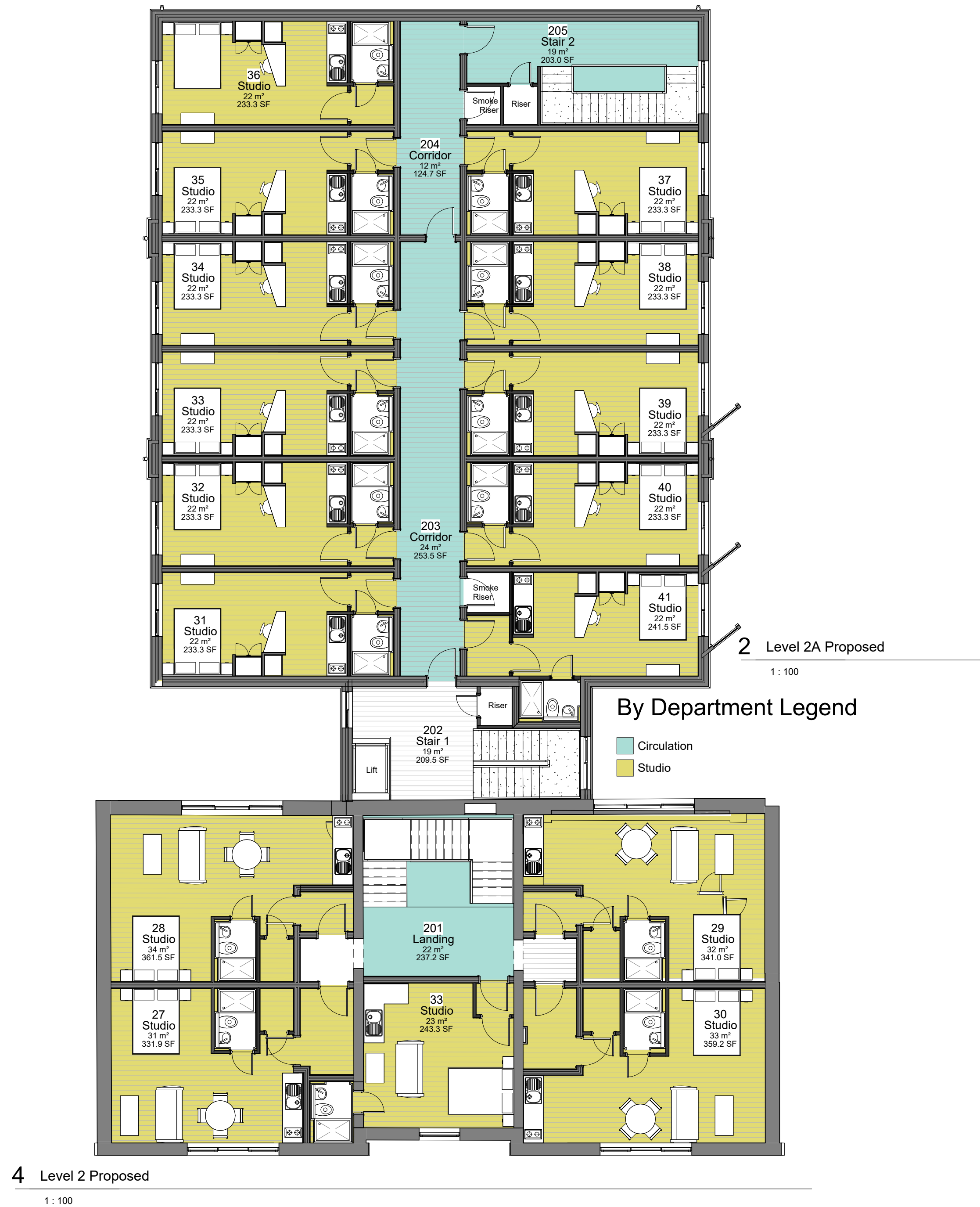


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M	03.11.23	PV's added to roof	SML	AP
L	22.09.23	Lift shaft position amended. Window, RWP and feature screen colour amended.	SML	AP
K	21.09.23	Bin store amended. Staircase and emergency escape position amended.	SML	AP
J	12.09.23	Extension position amended. Cycle storage amended.	SML	AP
H	01.09.23	Amended following comments from Planning.	SML	AP
G	19.08.23	Cycle racks amended. Screening amended.	SML	AP
F	10.08.23	Amended following planning meeting.	SML	AP
E	18.04.23	Roof amended. Gable windows added.	SML	AP
D	17.04.23	Roof amended.	SML	AP
C	13.04.23	Roof and windows amended.	SML	AP
B	14.12.22	View range amended.	SML	AP
A	08.11.22	Window screens added.	SML	AP
Rev	Date	Description	Drm	Checked

Planning Issue

Priestley Group Warrington

Level 2, 2A and Roof Plan

Location:
Collegiate Inst
Museum Street
Warrington
WA1 1HU

Client:
Priestley Group

Job No: 172502 Drawing No: GA05

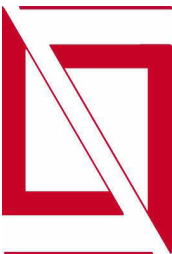
Date/Issue Date Revision: M Scale: 1 : 100 @ A1

Drawn: Author Checked: Checker

CAD Ref: C:\Users\scott\OneDrive - Lonie Lozano Ltd\Documents\1\ Lonie & Lozano\Client Folders\172502 - Priestley Warrington\1\ CAD\1\ WIP\2\ REV\1\172502 - Model D.rvt

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Gresham House,
5-7 St Pauls Street,
Leeds, LS1 2JG

W: www.lonielozano.co.uk



All dimensions are to be checked on site, any discrepancies are to be reported to the Architect before work commences.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

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1 Elevation A

1 : 100



2 Elevation B

1 : 100



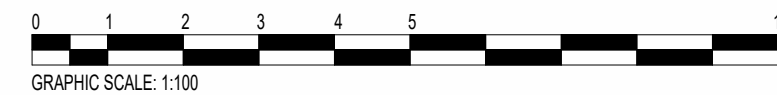
3 Elevation C

1 : 100



4 Elevation C2

1 : 100



R	03.11.23	Hedage and PV added.	SML	AP
Q	22.09.23	Lift shaft position amended. Window, RWP and feature screen colour amended.	SML	AP
P	21.09.23	Bin store amended. Staircase and emergency escape position amended.	SML	AP
N	12.09.23	Extension position amended. Cycle storage amended.	SML	AP
M	01.09.23	Amended following comments from Planning.	SML	AP
L	19.08.23	Cycle racks amended. Screening amended.	SML	AP
K	10.08.23	Amended following planning meeting.	SML	AP
J	19.04.23	Additional windows added.	SML	AP
H	18.04.23	Roof amended. Gable windows added.	SML	AP
G	17.04.23	Roof amended.	SML	AP
F	13.04.23	Roof and windows amended.	SML	AP
E	03.04.23	Roof added. Floor levels amended.	SML	AP
D	19.02.23	Lintels and cills added. Widths amended to window members. Timber extents amended.	SML	AP
C	11.02.23	Stone and brick amended.	SML	AP
B	07.02.23	Materials amended.	SML	AP
A	08.11.22	Window screens added.	SML	AP
Rev	Date	Description	Drm	Checked

Planning Issue

Priestley Group Warrington

Proposed Elevations

Location:
Collegiate Inst
Museum Street
Warrington
WA1 1HU

Client:
Priestley Group

Job No: **172502** Drawing No: GA06

Date/Issue Date Revision: **R** Scale: 1 : 100 @ A1

Drawn: Author Checked: Checker

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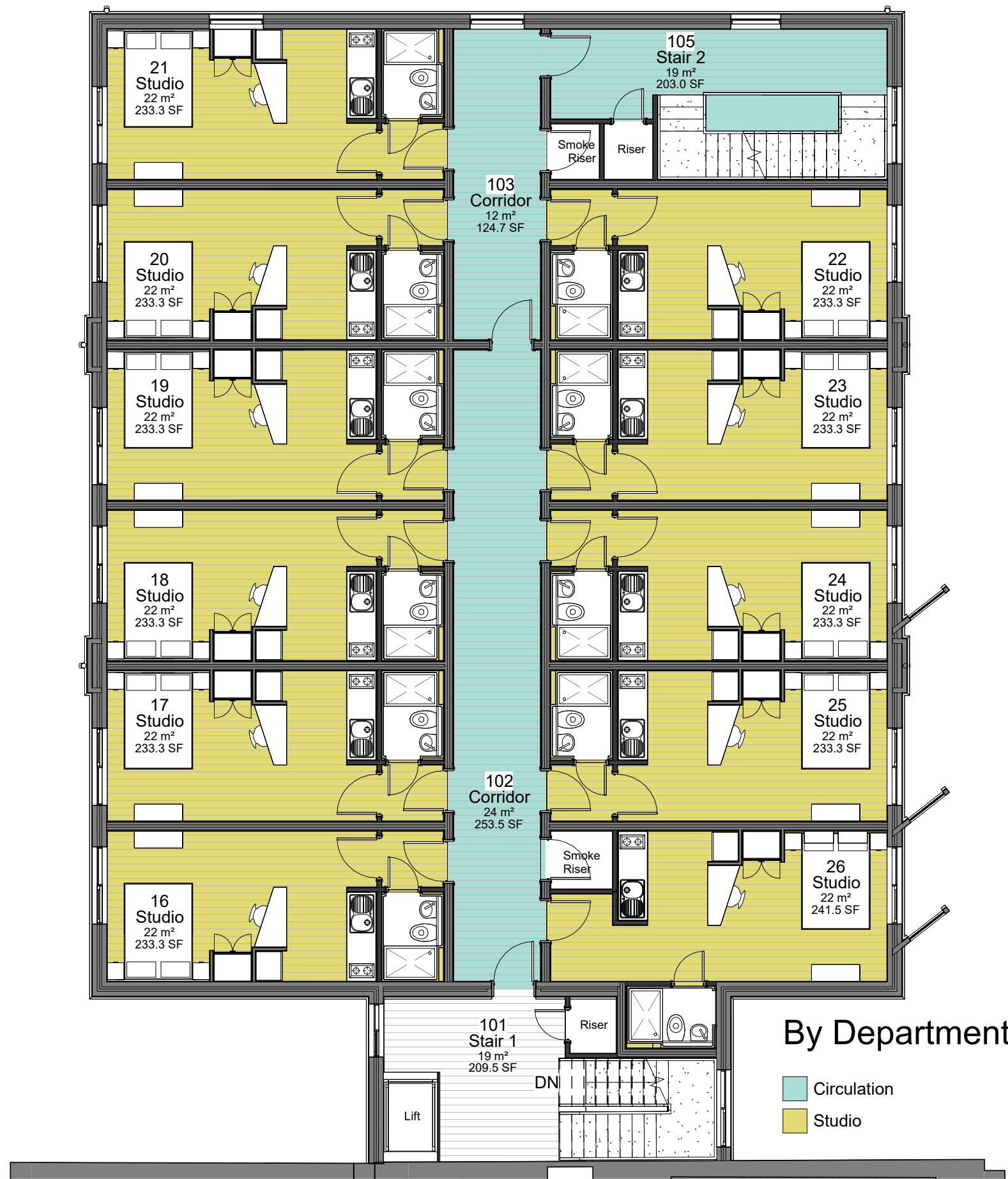
5 Elevation D

1 : 100



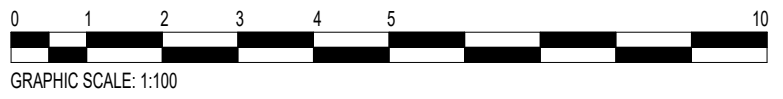
1 Level 0 Proposed

1 : 100



2 Level 1 Proposed

1 : 100



M	02.01.24	Bins amended.	SML	AP
L	03.11.23	Hedage and bin store enclosure added.	SML	AP
K	22.09.23	Lift shaft position amended. Window, RWP and feature screen colour amended.	SML	AP
J	21.09.23	Bin store amended. Staircase and emergency escape position amended.	SML	AP
H	12.09.23	Extension position amended. Cycle storage amended.	SML	AP
G	01.09.23	Amended following comme nts from Planning.	SML	AP
F	19.08.23	Cycle racks amended. Screening amended.	SML	AP
E	10.08.23	Amended following planning meeting.	SML	AP
D	19.04.23	Additional windows added.	SML	AP
C	18.04.23	Roof amended. Gable windows added.	SML	AP
B	13.04.23	Cleaners store added.	SML	AP
A	08.11.22	Cycle and bin storage added. Landscaping indicated. Window screens added.	SML	AP
Rev	Date	Description	Dm	Checked

Planning Issue

Priestley Group Warrington

Level 0 & 1 Proposed Plan

Location:
Collegiate Inst
Museum Street
Warrington
WA1 1HU

Client:
Priestley Group

Job No: 172502 Drawing No: GA04

Date/Issue Date Revision:M Scale: 1 : 100 @ A1

Drawn:Author Checked:Checker

CAD Ref: C:\Users\Scott.Lonie\OneDrive - Lonie Lozano Ltd\Documents\1\ Lonie & Lozano\Client Folders\172502 - Priestley Warrington\1\ CAD\1\ WIP\2\ REV\1\172502 - Model D.rvt

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