

FOR SALE – Development Opportunity – **ALL ENQUIRIES** Knowsley Road, St Helens

0.39 ha (1 Acres)



- Development opportunity
- Outline planning granted for 80 Unit, 100 Bed Care Home
- Suitable for a variety of commercial / residential developments subject to planning permission
- Well located in a popular residential location
- 0.39 hectares / 0.96 acres
- Site is easily accessible with good transport links

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OPPORTUNITY

The site at Knowsley Road has outline planning permission granted for a 80 Unit, 100 Bed Care home. The site would be accessed via Knowsley Road and would provide care home accommodation with associated gardens and car parking areas.

The site also provides ample opportunity for other alternative commercial / residential developments subject to acquiring the relevant planning permission.

LOCATION

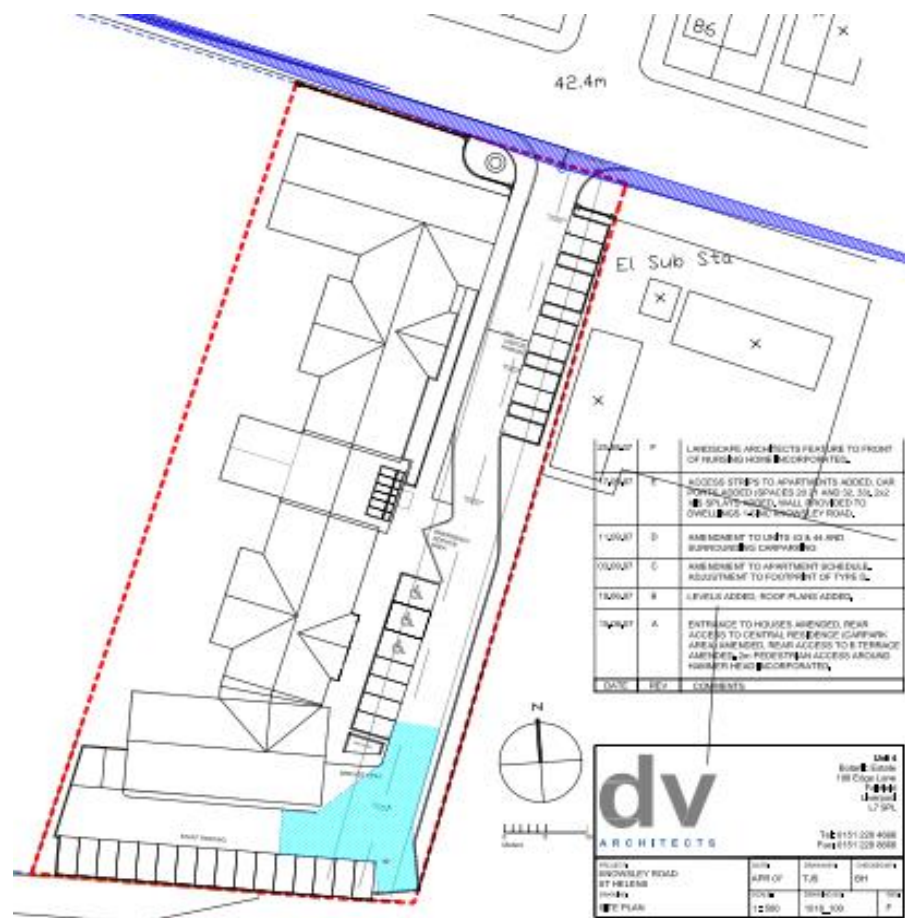
The subject site is located in the area of West Park, St Helens close to the popular suburb of Eccleston. The immediate vicinity is predominately residential with a mix of both terraces and semi detached dwellings. The site is also located in close proximity to a number of newly developed housing estates including the Jones Homes development at Eccleston Grange. The site is well located for local amenities with good access to the centre of St Helens which is only circa 1 mile East of the site.

SITE AREA

We understand the site provides 0.39 ha / 1 acre.

PLANNING

Outline Planning consent has been granted for a 80 Unit, 100 Bed Care Home. Please consult planning application number C/2008/0004 at the Planning department of St Helens Council. The site may also be suitable for alternative commercial / residential developments subject to planning permission.



TERMS

METHOD OF SALE

Offers are invited for the freehold interest.

PRICE

£450,000

PROPOSALS

Our client would prefer an unconditional offer but will consider both unconditional and conditional offers on their merits.

VAT

VAT will be applicable at the prevailing rate.



CONTACTS

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