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ST HELENS, MERSEYSIDE

LAND ON MILTON STREET, SUTTON MANOR, ST HELENS, WA9 4BQ

PASTURE LAND FOR SALE STRATEGICALLY LOCATED CLOSE TO WARRINGTON,
LIVERPOOL, MANCHESTER, THE A570 AND M62 MOTORWAY



A rare opportunity to own a parcel of pasture land within a popular commuter area of St Helens. The land is flat and could be suitable for a variety of uses subject to planning permission.

The site benefits greatly from its own private access over a dropped kerb. The land adjacent to the eastern border was granted full planning permission for two detached houses in March 2005.

The land lies midway between Liverpool and Manchester and is well served by transport links. The M62 is less than a mile to the south and the M57 and M6 are to the east and west respectively. Nearby Lea Green train station offers fast, direct and frequent trains into Liverpool and Manchester in half an hour.

Size: 0.51 acres
Guide Price: £30,000



TRAVEL & TRANSPORT

- ◆ 0.6 miles to the A570
 - ◆ 0.8 miles to the M62 (J7)
 - ◆ 0.8 miles to the A57
 - ◆ 1.1 miles to Lea Green Train Station*
 - ◆ 7.3 miles to the M6 (J21a)
- * Journey Times: 19 mins to Warrington Bank Quay; 27 mins to Liverpool Lime Street; 32 mins to Manchester Victoria

LOCATION

- ◆ 2.9 miles to St Helens town centre
- ◆ 3.0 miles to Widnes
- ◆ 5.8 miles to Warrington
- ◆ 10.4 miles to Liverpool
- ◆ 20.7 miles to Manchester

The land lies midway between Liverpool and Manchester within the Sutton Manor area of St Helens, which makes up part of the larger Liverpool Urban Area.

St Helens has a wide and extensive range of local amenities. It has two shopping centres containing many popular high street stores and streets with more traditional and independent specialist shops.

These main shopping areas have received funding to undergo extensive regeneration.

St Helens is also has two major retail parks, home to several discount stores, wholesale retailers, large-scale mainstream retail stores, and a number of restaurants, fast food outlets and cafes.

Nearby Warrington to the east is home to one of the largest shopping centres in the region. The town plans to become a “New City” by looking to build up to 24,000 new homes.

The Omega Development Site close to the M62 on the northern edge of Warrington is a 575 acre, major business park that is to be developed in stages over the next 30 years.

The whole site will provide offices, manufacturing and distribution space along with ancillary leisure/retail facilities, hotel and conference facilities. Around 24,000 jobs are likely to be created over the lifetime of the scheme to make one of Europe’s largest business parks.

The large cities of of Liverpool and Manchester are within easy reach of the land providing many employment, leisure and retail opportunities.

The land is well served by motorway links with the East/West corridor of the M62 less than a mile to the south. The land is also served by the parallel running North/South routes of the M57 and M6 to the East and West.

Nearby Lea Green train station offers fast, direct and frequent trains into Liverpool and Manchester in half an hour.

ADJACENT DEVELOPMENT

The land adjacent to the eastern border was granted full planning permission for two detached houses in March 2005.

PLANNING

The land is designated as green belt. Any development would be subject to the appropriate planning permission.

OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 33 years from the date of completion.

LOCAL AUTHORITY

St Helens Council
www.sthelens.gov.uk

ACCESS

The land benefits from its own private access over a dropped kerb on Milton Street.

LAND VALUES

Farmland remains one of the best long-term investments with values up 83% over the past 10 years, comfortably outpacing the mainstream housing market (+15%) and even prime central London homes (+28%).

The supply of farmland to the market in the last quarter is *down* 16% compared to the same period of 2016, and *down* 26% compared to the 10 year average, as **the vast majority of landowners will still be sitting on an asset that has greatly increased in value since they purchased.**

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession upon completion.

VIEWING

To arrange a site visit, please call 01727 701303 or email enquiries@vantageland.co.uk.



Dropped kerb access from Milton Street

THE PROPERTY MISDESCRIPTIONS ACT 1991

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