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01582 788878

www.vantageland.co.uk

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 measuring 0.29 acres within a popular commuter area of St Helens. The land is flat and benefits from 43m of road frontage onto Milton Street. The land could be suitable for a range of recreational or amenity uses such as hobby farming, or a variety of other uses STPP.

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: 0.29 acres
Guide Price: £19,500



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.

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 43m of road frontage onto Milton Street. Full vehicular right of way is provided via an easment *(shown blue on the site plan)*.

LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as arable **land prices in the region increased by up to 5% last year.**

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply *(Strutt & Parker)*.

METHOD OF SALE

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

VIEWING

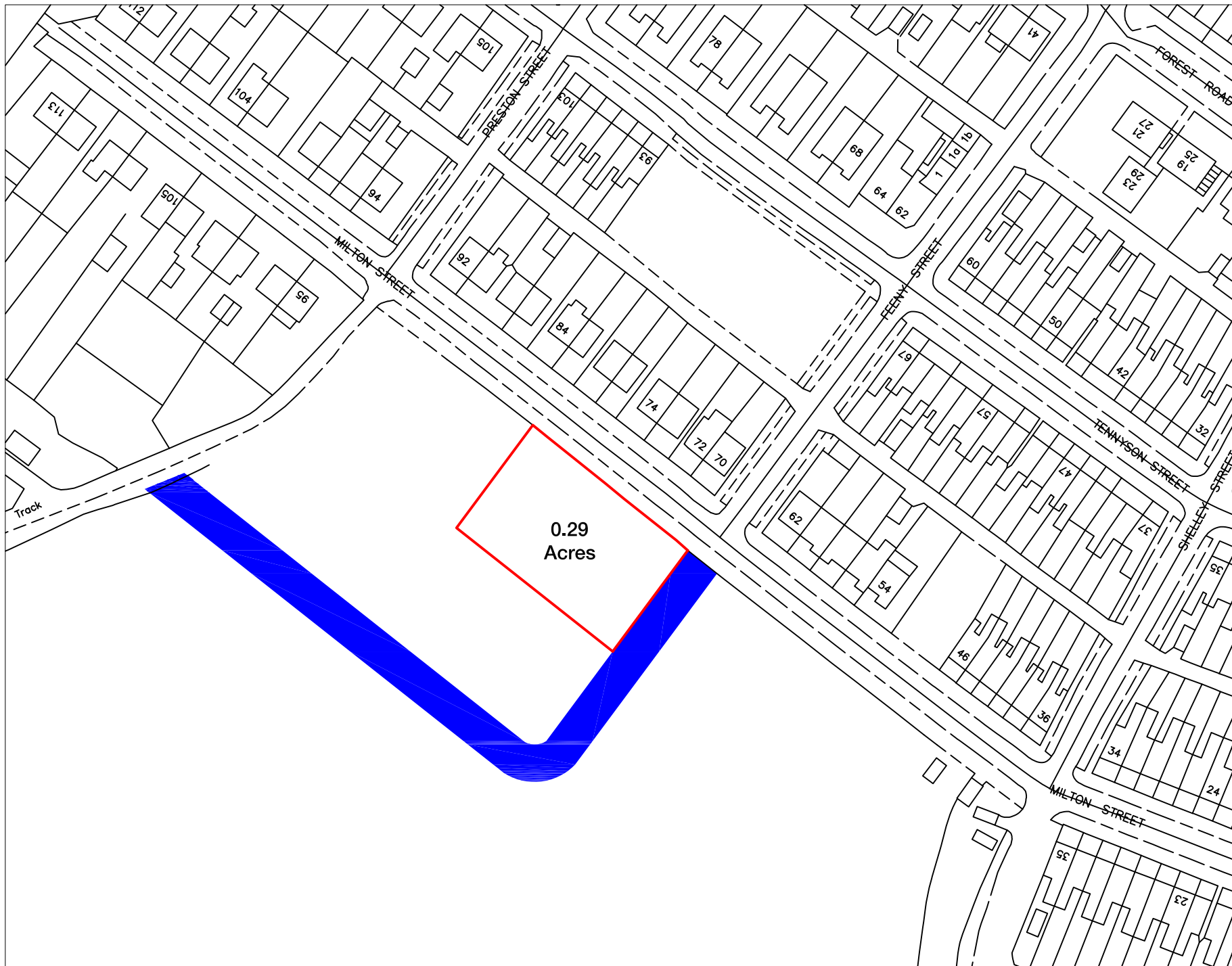
To arrange a site visit, please call 01582 788878 or email enquiries@vantageland.co.uk.



The land benefits from 43 metres of road frontage onto Milton Street

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.



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REDBOURN
HERTFORDSHIRE, AL3 7LE

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SITE NAME:

St Helens
MERSEYSIDE

POSTCODE: WA9 4BQ

ORIENTATION:



SCALE:

not to scale

TOTAL ACREAGE OF OWNERSHIP:

0.29 ACRES
The freehold land for
sale is edged red

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