

BOBBIES LANE

ECCLESTON, ST HELENS WA10 5AL

ON THE INSTRUCTIONS OF



St Helens College

RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR SALE

- > Prime residential development opportunity (subject to planning)
- > 6.4 acres (2.6 hectares)
- > Freehold
- > Situated in established and popular residential area

sthelensdevelopmentopportunities.co.uk

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DESCRIPTION

The site comprises two former sports fields, which are surrounded on three sides by established housing developments.

The site is situated within a popular residential area and provides an opportunity for the development of family and high-quality executive housing.

SITE AREA

6.4 acres (2.6 hectares).

TENURE

Freehold.

PLANNING

The site would suit residential development, subject to planning.

Further details are available in the Planning Brief within the data room at:

sthelensdevelopmentopportunities.co.uk



BOBBIES LANE

**ST HELENS
TOWN CENTRE**

MILLFIELDS

**ECCLESTON MERE
PRIMARY SCHOOL**

CHURCH LANE

**BOBBIES
LANE**

ECCLESTON MERE

B5201 BURROW'S LANE



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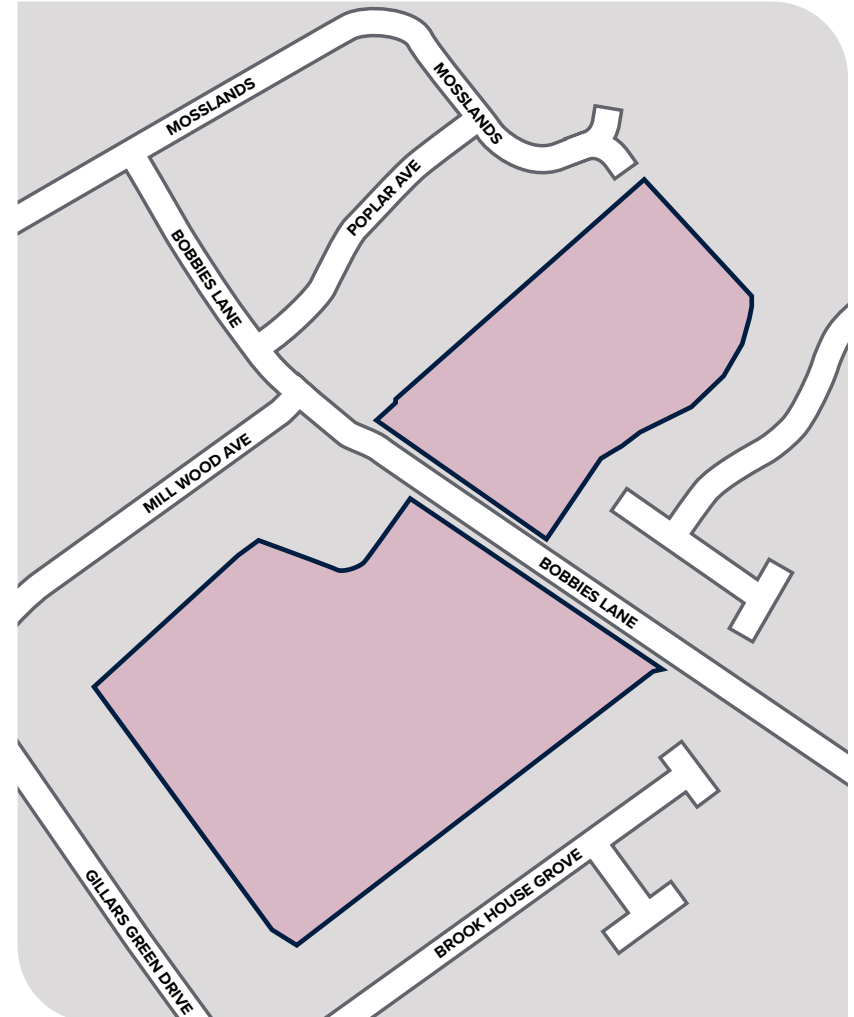


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LOCATION

The site is situated on the westerly and easterly sides of Bobbies Lane, Eccleston.

The immediate area is an established and popular residential area, situated approximately 2 miles (3.2 km) west of St Helens Town Centre.

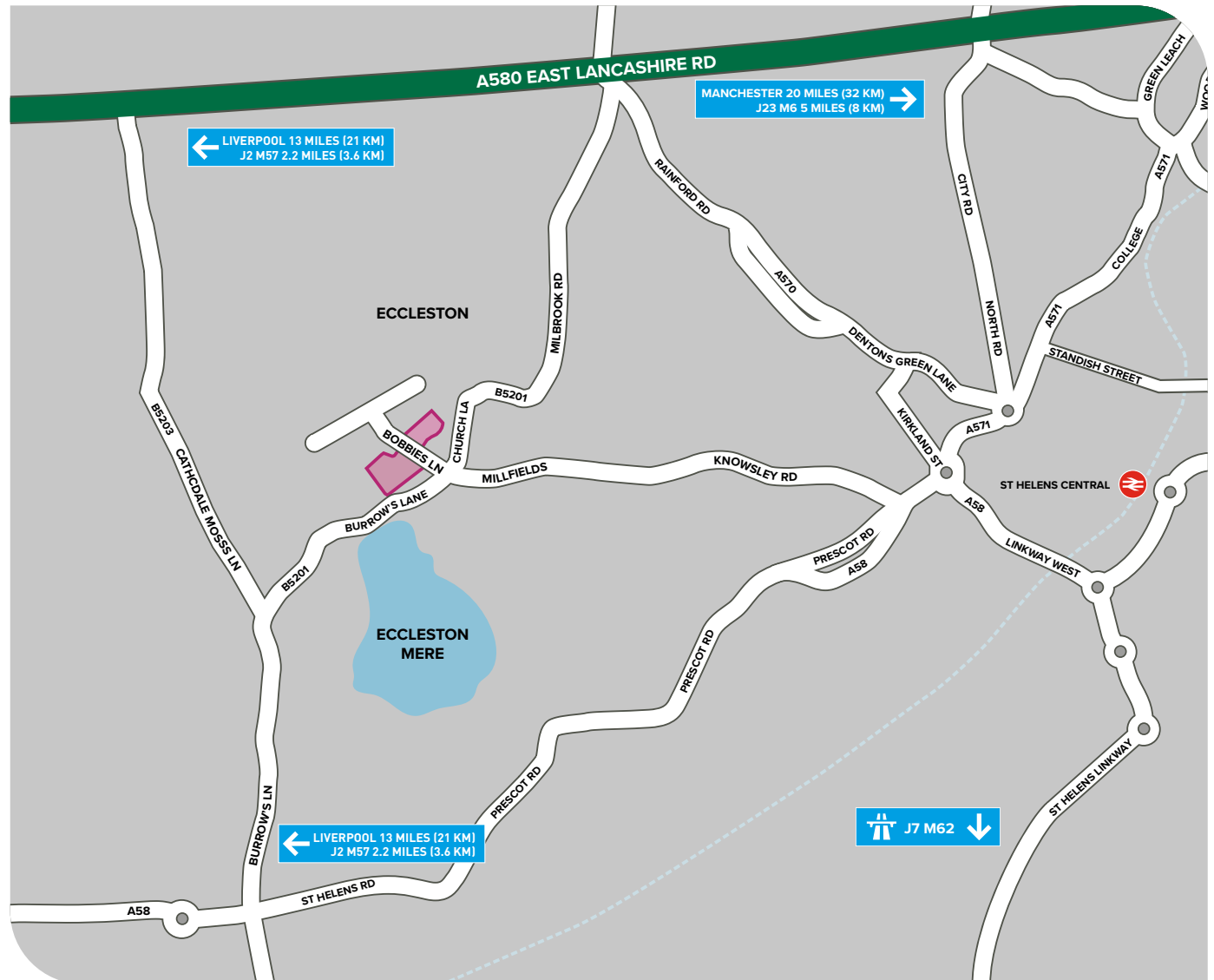
Communication links in the area are excellent, with junction 2 of the M57 situated approximately 2.25 miles (3.6 km) southwest of the site.



what3words

<https://what3words.com/really.homes.rate>

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DATA ROOM

Further detailed information including site plans, planning and title deeds, are available on the dataroom at: www.sthelensdevelopmentopportunities.co.uk.

TERMS

Offers are invited for the site on a subject to planning basis by 5pm on 27th January 2023.

VAT

All prices quoted are exclusive of VAT.

FURTHER INFORMATION

To arrange viewings and for further information please contact the agent:

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PROPERTY CONSULTANTS • CHARTERED SURVEYORS & VALUERS

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