

THE STEM CENTRE

WATERSIDE, ST HELENS WA9 1TT

ON THE INSTRUCTIONS OF



St Helens College

RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR SALE

- > Strategic 10-acre (4.04 hectares) development site
- > Suitable for residential and mixed-use development subject to planning
- > Freehold
- > Excellent location 0.75 miles (1.2km) northeast of St Helens Town Centre
- > St Helens Central Train Station 0.25 miles (0.4km)

sthelensdevelopmentopportunities.co.uk

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DESCRIPTION

The site comprises a town centre College Campus and occupies a prominent site on Waterside.

The site comprises a range of modern, single and multi storey buildings, constructed in the 1990s used as an existing College Campus. In addition, further areas provide extensive car parking, landscaping and a market garden training area. Existing buildings extend to a gross internal area of 114,005 sq ft (10,596 sq m).

SITE AREA

10 acres (4.04 hectares).

TENURE

Freehold.

PLANNING

The site is suitable for residential and mixed-use development subject to planning. Further details are available in the Planning and Development Brief, located within the Data Room information.



THE STEM CENTRE



ST HELENS RUGBY
FOOTBALL CLUB

ST HELENS
RETAIL PARK

A58 LINKWAY EAST



ST HELENS CENTRAL

ST HELENS
TOWN CENTRE

STANDISH STREET

THE STEM
CENTRE

A58 PARR STREET

WATERSIDE

POCKET NOOK STREET

A58 PARK ROAD

THE STEM CENTRE

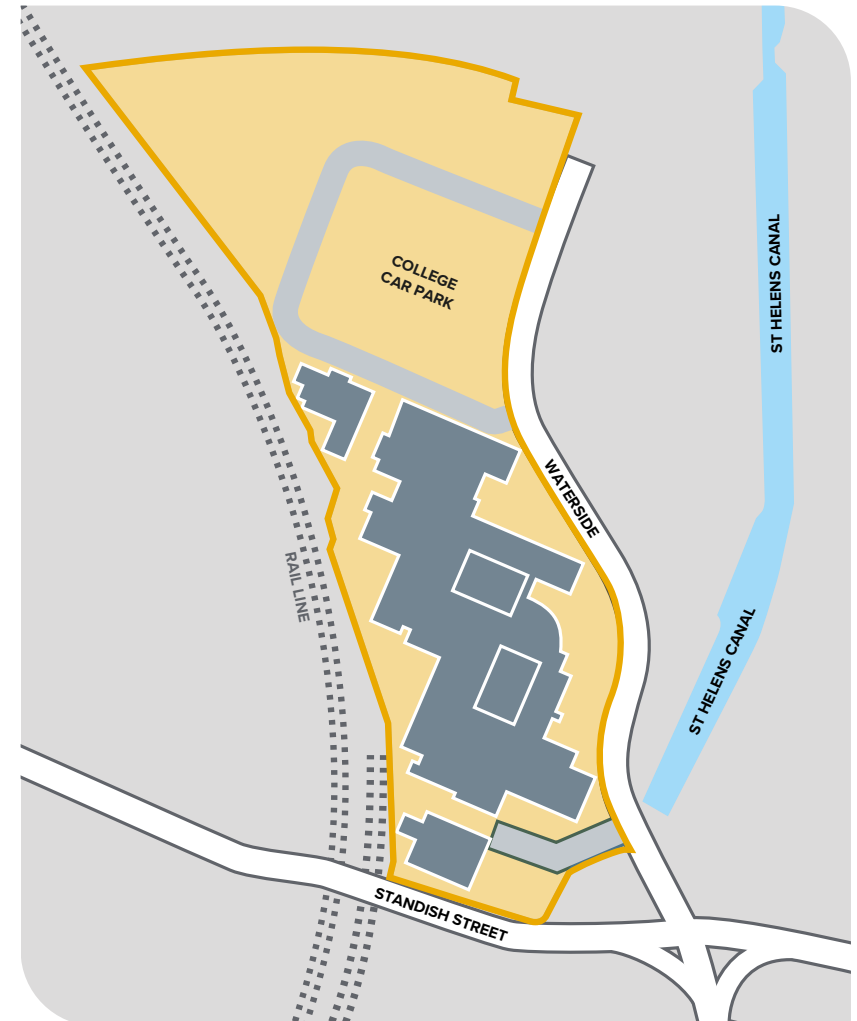
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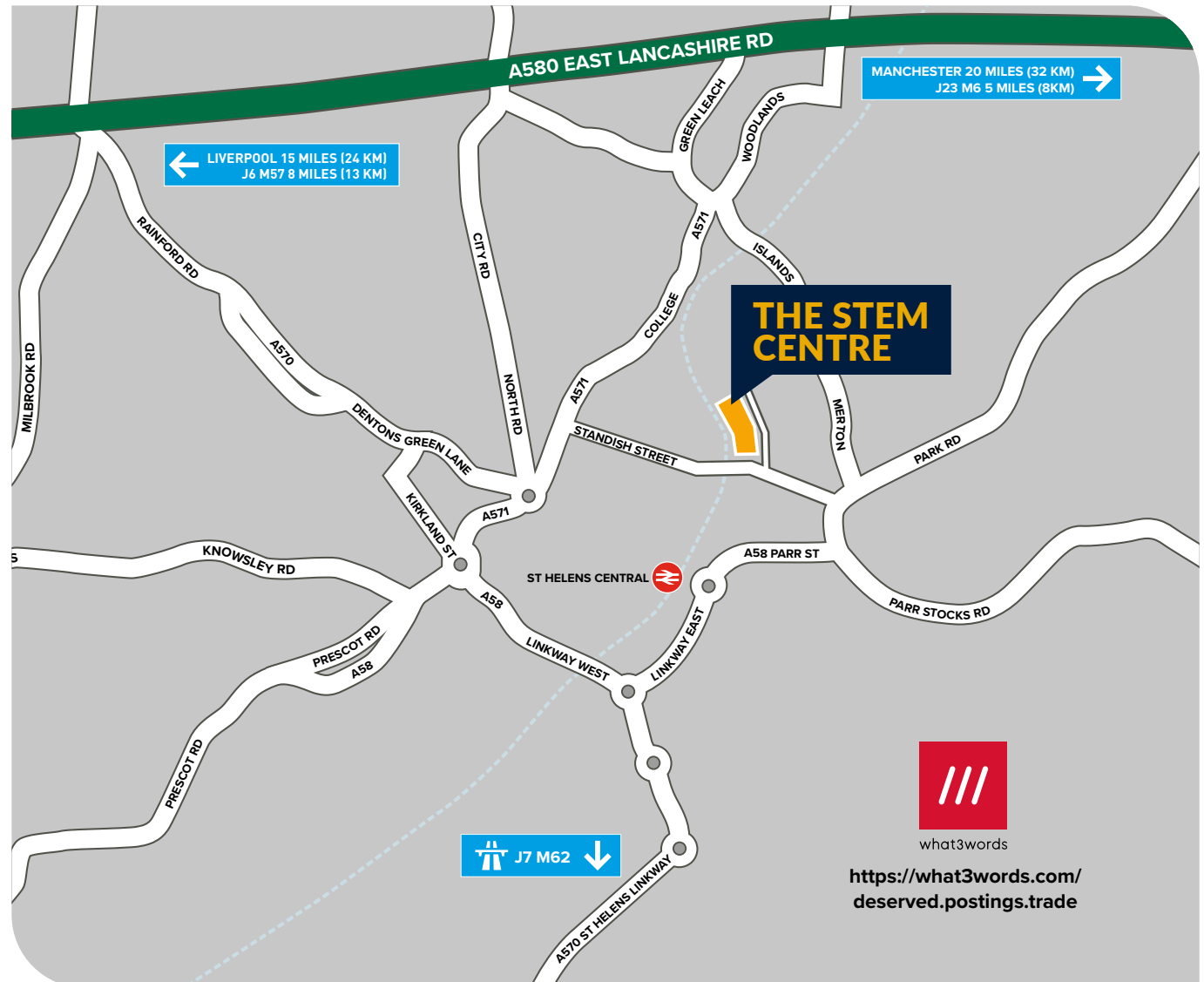
LOCATION

St Helens is a strategically located and popular North West town situated 20 miles (32km) west of Manchester and 15 miles (24 km) east of Liverpool.

The town benefits from excellent road communications with access from the north via the A580 East Lancashire Road and junction 7 of the M62 to the south.

The site is situated on Waterside, on the north easterly edge of St Helens Town Centre.

It is situated a short distance from Parr Street (A58) and within a ¼ mile (0.8km) from St Helens Central Train Station.



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DATA ROOM

Further detailed information including site plans, planning / development brief and title deeds are available on the Data Room at:

www.sthelensdevelopmentopportunities.co.uk

TERMS

Offers are invited for the site on a subject to planning basis by 5pm on 27th January 2023. The site will be sold subject to a sale and lease back by St Helens College for a period up to five years. Details on application.

VAT

All prices quoted are exclusive of VAT.

FURTHER INFORMATION

The site can be viewed externally, however internal viewing days will be available on the 10th and 13th January 2023. Please contact:

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