



## FOR SALE

St Peter & Pauls Church  
Site, Woodlands Road,  
Haresfinch, St Helens,  
WA11 9AQ

- 1.2 acres (0.48 ha) approximately.
- Situated within a popular and well located family housing area.

## FOR SALE

St Peter & Pauls Church Site, Woodlands Road, St Helens, WA11 9AQ

## Location

The property is situated in the Haresfinch area of St Helens, approximately 1.5 miles (2.5 km) north of St Helens Town Centre. It is situated at the junction of Woodlands Road and Derwent Road, within a predominantly residential area.

Access is from Derwent Road and Green Leach Lane (A571) which links with the A580 East Lancashire Road, approximately 0.25 miles (0.4 km) north of the site.

Communication links in the area are good, with regular bus services to St Helens Town Centre.

## The Property

The site comprises of a cleared L-shaped site which was formerly the site of St Peter & Pauls Church and Presbytery.

It has been cleared to slab level and has trees and vegetation on parts of the site.

## Site Area

1.2 acres (0.48 hectares)

## Tenure

The site is Freehold.

## Planning

The site has been subject to a Pre-App with St Helens Council. They consider it to be suitable for the development of up to 10 residential units. Full Pre-App information and Planning Report are available on application.

## Price

Offers are invited for the site on a subject to planning basis. The guide price is £695,000.

## VAT

All prices quoted are exclusive of VAT.

## Viewings

Further information can be obtained from sole agents SK Real Estate (Liverpool) Ltd.

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