



commercial property consultants

FOR
SALE



Development Opportunity 2.1 Acres

**Winwick Street/John Street
Warrington
WA2 7UB**

- Planning for 284 Apartments
- Some works commenced
- Close to the town centre and Warrington Central Railway Station

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Location

The site is located at the junction of John Street and Winwick Street just to the north of Warrington Town Centre and immediately to the north of Warrington Central Mainline Railway Station.

The site is directly opposite the proposed "Wire Works" mixed use scheme.

Warrington has a population of over 200,000 and is roughly 18 miles east of Liverpool and 16 miles west of Manchester. There are excellent road transport links via the M6 and M62 motorways both of which are within a few minutes driving distance of the property.

General Description

The property comprises a level 2.1 acre site with prominent frontages to both Winwick Street and John Street. In 2007 planning consent was granted for 284 apartments together with commercial accommodation and parking. Work was commenced on the site in 2007 but ceased in 2008. It is understood that the completed sub structure foundations would accommodate a revised proposal for an alternative mixed use scheme subject to planning.

Planning

Interested parties are invited to inspect the local authority website reference No. 2007/09937.

Tenure

Formal documentation has not been provided but we understand the site is held freehold. Interested parties are encouraged to make the usual formal enquiries.

Sale Price

The site is available at £3.5Million.

VAT

All figures quoted are exclusive of but may be liable to VAT.

