Frank Harrington Associates

CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

RICS

On the Instruction of the Archdiocese of Liverpool

For Sale
Land at Crow Lane East
Newton-Le-Willows, WA12 9UW

Land extending to 2.266 hectares (5.6 acres) approx.

Description

This development opportunity is the site of the former St Aelreds College. It is located within an established residential area close to all local facilities and close to Junction 9 of the M62 and Junction 23 of the M6.

Planning

No application has been submitted but discussions have been held with the Planning Officers and they are supportive of a residential development (subject to formal application). A sketch proposal was prepared for discussion purposes and comments from the relevant Officers and Departments have been made.

Local Authority

St Helens Borough Council.

Additional Information

1. Title Plan.
2. Topographical Survey.
3. Highway Entrance Design.
4. Sketch Housing Layout Rev A.
5. Notes and comments derived from meetings with the planning officers and departments.

Method of Sale

Offers are invited on a **Gross** basis. The chosen party will then be expected to enter into an Exclusivity Agreement to provide a period of time for them to carry out any necessary site and technical investigations with a view to negotiating a final price. The contract entered into thereafter would be conditional only on receipt of a satisfactory planning permission.

Costs

The purchasing party will be expected to contribute 2% of the transaction price plus VAT as a contribution to the Vendors costs.

Closing Date for Offers

12 noon Wednesday 25 January 2012. All offers to be made in writing to the offices of Frank Harrington Associates, 6 Cross Street, Preston, PR1 3LT or by e-mail to frank@frankharrington.com

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