



FOR SALE - Residential Development Site

Former Red Bank School, Coronation Drive
Newton-Le-Willows, St Helens, WA12 8DE



Sanderson
Weatherall

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FORMER RED BANK SCHOOL, CORONATION DRIVE, NEWTON-LE-WILLOWS, LANCASHIRE, WA12 8DE

Overview

- Residential development site
- Site area approx. 12.56 acres (5.08 ha) - see disposal plan adjacent
- Allocated in the Local Plan for 140 units
- Situated in Newton-Le-Willows, St Helens
- Unconditional Offers Invited



Location

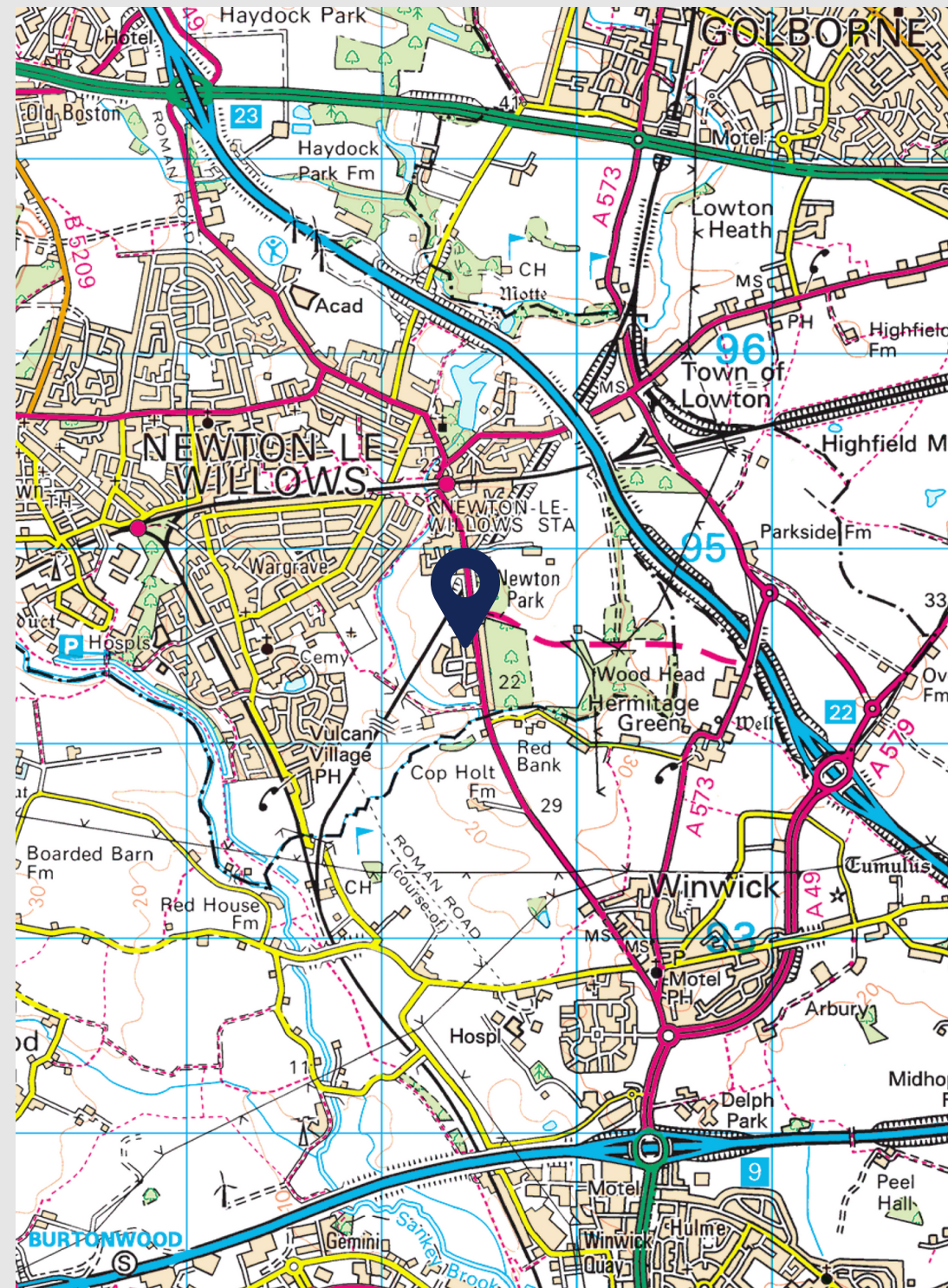
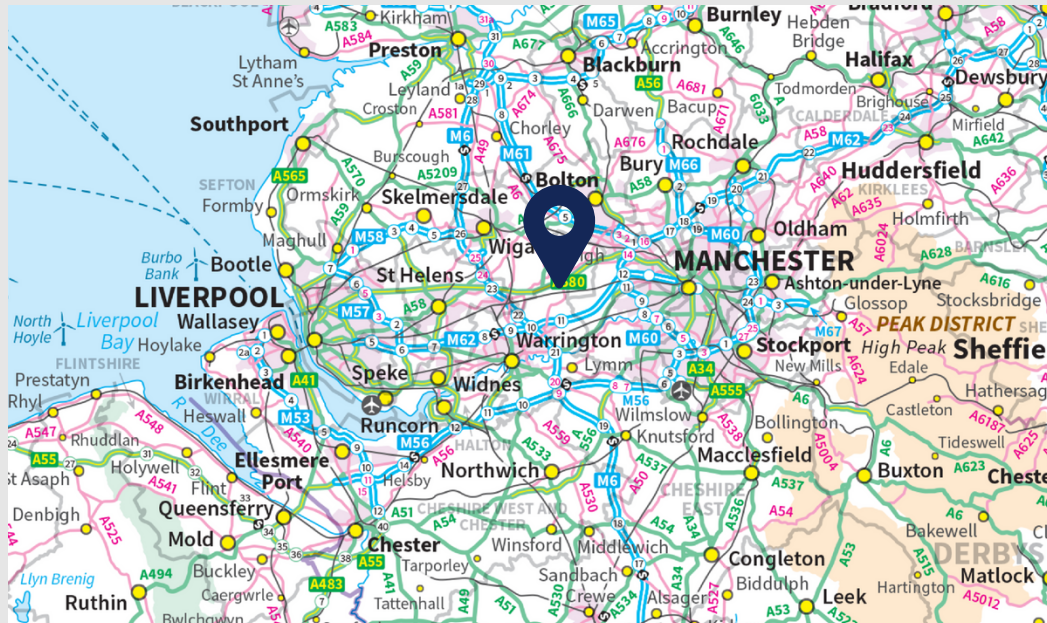
Newton-le-Willows is a market town with a population of 24,642 (2021) located on the eastern edge of St Helens (4 miles), roughly equidistant between Liverpool (14.5 miles) and Manchester (15.5 miles).

Newton-le-Willows has excellent transport links having access to the M6 Motorway at Junction 22 approximately 2.5 miles distant and the M62 Motorway at Junction 9 approximately 1.5 miles distant. The A580 East Lancashire Road also passes through the town. It also has two railway stations (Newton le Willows and Earlestown) which provide regional services to Liverpool, Manchester, Leeds and Llandudno.

Situation

The Former Red Bank School fronts onto Winwick Road (A49) being located on the edge of Newton-le-Willows, approximately 1 miles to the south east of the town centre and 0.5 miles south of Newton-le-Willows Railway Station.

The immediate area is semi-rural with residential to the north and agricultural to the south and east, interspersed with residential. Immediately to the west is the West Coast Railway Line, beyond which is further agricultural and residential.



Description

The Former Red Bank School provides a wedged shaped and broadly level site extending to approximately 12.56 acres (5.08 hectares). It is divided into two parcels by a private road known as Coronation Drive, with each parcel situated to the north and south of this private road.

The site is currently vacant with the northern parcel containing redundant buildings associated with the previous school use. The southern parcel contains a series of low-density buildings and an area of surfaced car parking with the majority of this parcel providing open land.

Immediately to the west of the site is Willow Bank School, a special educational needs school accommodating approximately 70 pupils, with which Coronation Drive is shared.

Planning

The site benefits from a residential planning allocation for 140 units under Policy LPA04 of the St Helens Borough Local Plan (adopted July 2022).

Although not formally adopted by the Local Planning Authority, we have been provided with a Site Development Framework dated February 2023, prepared on behalf of the landowner, which states that the site is capable of accommodating between 155 and 203 dwellings. The Illustrative Masterplan indicates that blocks of residential development will be arranged around a spine road with green spaces interspersed between these areas. We would note that the Masterplan includes land outside of the vendor's ownership and that interested parties should appraise their own opinion on density. Please refer to the disposal plan for identification of the accurate area for disposal.

VAT

The vendor (St Helens Education Trust) has not opted to tax the property.



Tenure

The Former Red Bank School is offered on a Freehold basis.

Bidding

Unconditional offers are invited for the entirety of the Freehold interest. The vendor is prepared to consider offers that are subject to reasonable and limited confirmatory surveys for abnormal costs (eg. ground investigation surveys), such surveys to be undertaken post-acceptance of an offer under a short exclusivity agreement. Any such offers must include full details of the assumptions adopted for the confirmatory surveys, including the costings allowed and justification for the assumptions adopted.

Bids are invited by **12.00 midday Friday 5 December 2025.**

Anti-Money Laundering

To comply with anti-money laundering regulations, we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Legal Costs

Each party to bear their own professional costs in relation to the transaction.

Disposal Process

Interested parties must submit their offers in writing to Sanderson Weatherall to include, as a minimum: identity of purchaser, offer level, detailed layout plans, confirmation of funding and estimated timescales (exchange/completion)to completion. The vendor reserves the right not to accept the highest, or any offer received.

Further Information

Further details, including various the Site Development Framework are available via the Data Room. Bidders are expected to have reviewed all the information in the Data Room prior to submitting a bid. Please contact the Sole Agents for access to the Data Room.





Contact

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