

**fisher
german**

The Resurrection & St Bridget's

St Bridget's Close, Fearnhead, Warrington, WA2 0EP

Freehold | Development Site

1.27 Acres



For Sale | OIEO £600,000

Location

The subject property is located in an established residential area around 2 miles northeast of Warrington Town Centre and approximately 13 miles west of Manchester. The property benefits from excellent road connections, with Junction 9 of the M62 located just 1.5 miles northwest, providing easy access to Liverpool and Manchester. Junction 21 of the M6 is located just 2.5 miles southeast, also providing direct routes to the north and south of England. There are two bus stops in the immediate vicinity, and Padgate Train Station is situated 0.7 miles south of the property. The surrounding area offers a range of supporting services including a primary & secondary school and various convenience stores. The area benefits from a number of nearby commercial centres including Birchwood Technology Park and Warrington Town Centre, providing established employment opportunities for the local community.

Address: [St Bridget's Close, Fearnhead, Warrington, WA2 0EP](#)

What3words: [///empty.friday.gone](#)

Locations

Warrington: 2.8 miles

Manchester: 16 miles

Liverpool: 20 miles

Nearest station

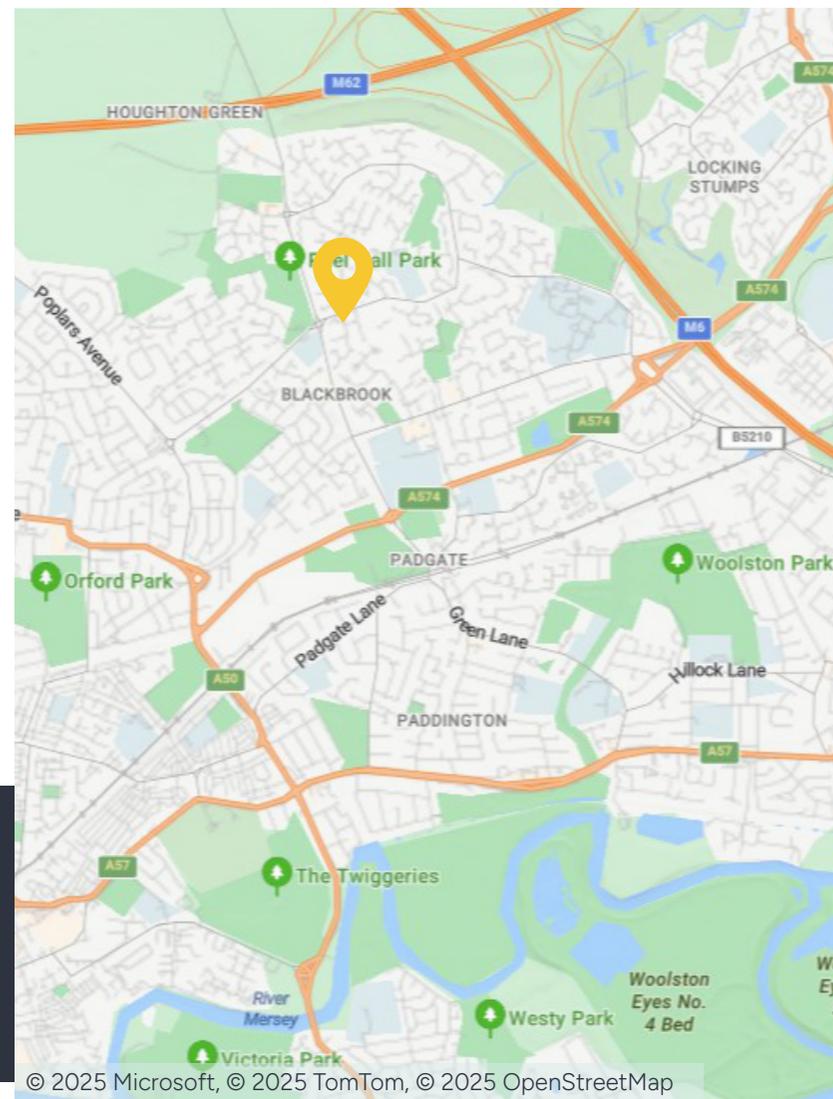
Padgate Train Station: One mile

Warrington Central Train Station: 2.8 miles

Nearest airport

Manchester Airport: 17 miles

Liverpool John Lennon Airport: 19 miles



Description

The property comprises a corner plot extending to approximately 1.27 acres (0.51 ha) with strong residential development prospects, subject to gaining the necessary consents. The site is relatively level and provides a mix of grassland and a former tarmac car park, along with a disused church building. The vacant building is approximately 10% site coverage and extends across primarily ground floor accommodation with a small degree of first floor ancillary space. Access to the site is off a quiet residential estate.



Further information

Asking Price

Seeking offers in excess of £600,000.

Tenure

Freehold.

Planning

Interested parties should satisfy themselves with the Local Planning Authority.

Conditions of Sale

The transfer of the registered property will incorporate the following restrictive covenants:

- a. not to use the property, or any part of it, for any illegal or immoral purpose;
- b. not to use any religious or ecclesiastical name or description in connection with any use of the property or any part of it;
- c. not to use the property or any part of it for any practice or procedure whose object is the destruction of human life.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The property is not elected for VAT so will not be charged on the sale.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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