

# FOR SALE

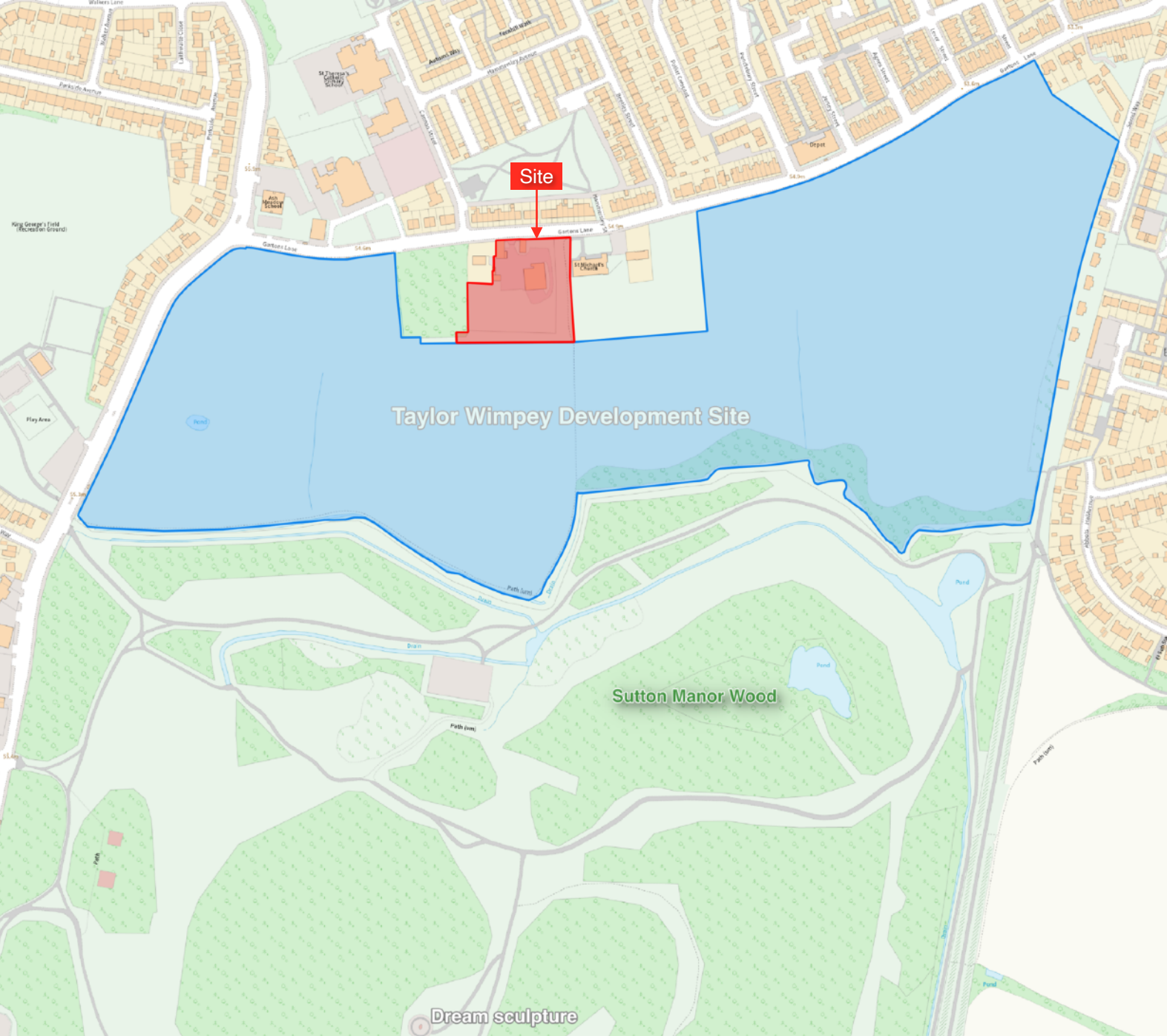
## Potential Residential Development Site

1.81 acres (0.73 ha)



Gartons Lane, Clock Face, St Helens, **WA9 4RB**





AN OPPORTUNITY TO ACQUIRE A FREEHOLD SITE WITH DEVELOPMENT POTENTIAL FOR A RANGE OF USES INCLUDING HOUSING AND CARE





Taylor Wimpey  
Development Site



The site is located at the southern edge of Clock Face, 2.4 miles to the south of St Helens town centre and 1.2 miles north east of junction 7, M62.

The urban area is to be extended immediately to the south of the site with the proposed development of 514 homes offering enhanced connectivity to local facilities.

Footpath linkages provide access to the adjacent proposed development site and to Sutton Manor Wood beyond, a public access woodland managed by Forestry England.

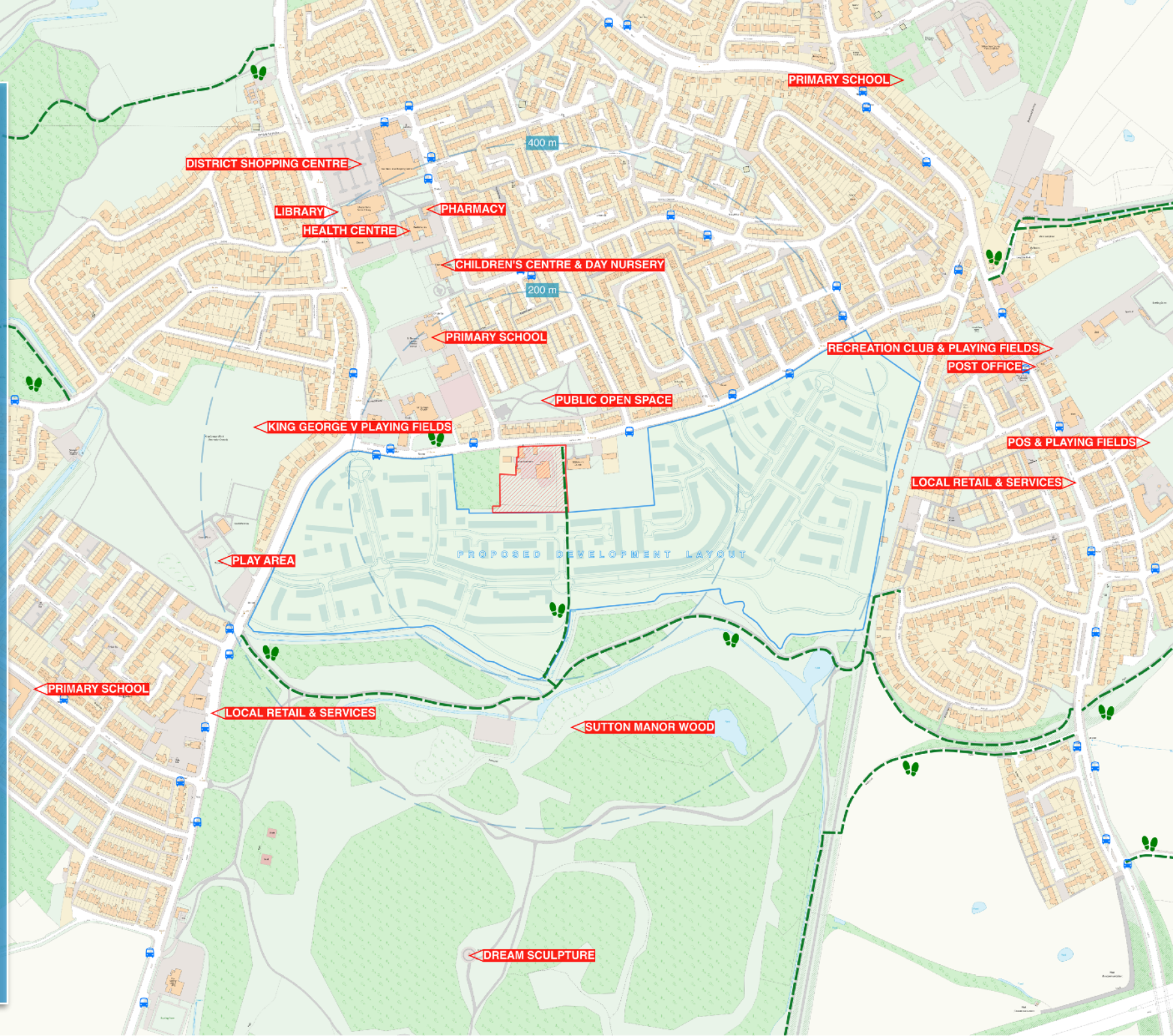
Within a short walk of the site is a broad range of local facilities including:

- Shopping Centre
- Library
- Health Centre
- Pharmacy
- Fourways Childrens Centre
- Sutton Manor Primary School (Ofsted: Good - Jan '23)
- St Theresa's Primary School (Ofsted: Good - Jan '23)
- Sutton Academy (Secondary) (Ofsted: Good - July '22)
- King George V Playing Fields & Playground
- Sutton Manor Wood

Further shops, leisure, social and local services are located nearby on Jubits Lane, Clock Face Road and Gartons Lane.

Bus services operate along Gartons Lane including direct services to:

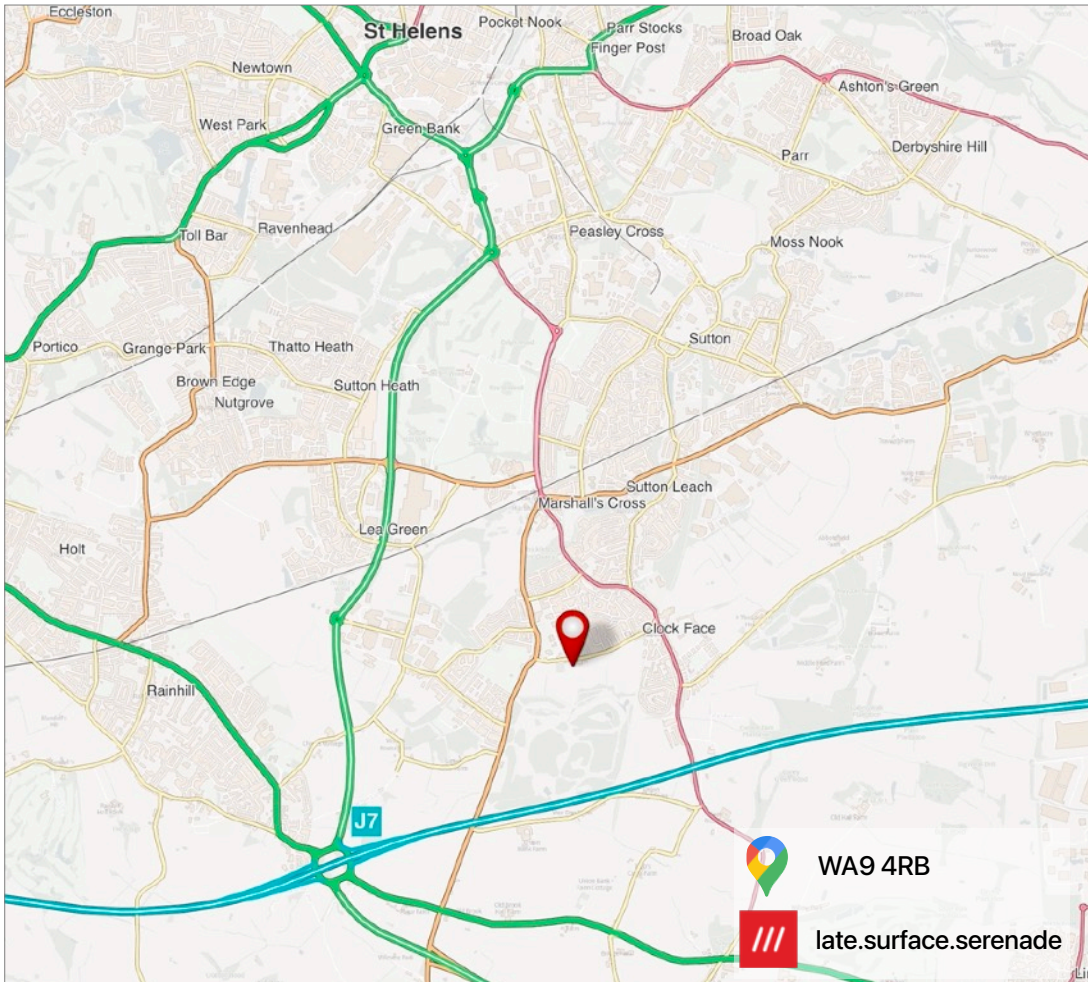
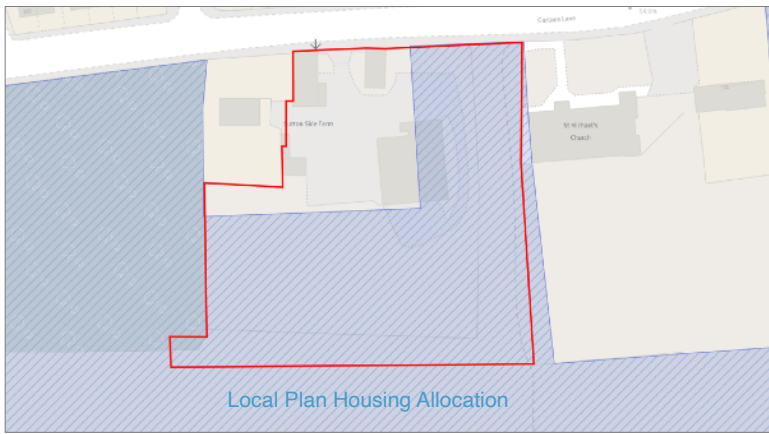
- St Helens town centre
- Widnes town centre,
- Railway Stations
  - Lea Green (0.75 miles)
  - St Helens Junction
  - Rainhill
- St Helens Hospital











The site comprises a broadly level site, formerly comprising Sutton Side Farm and latterly occupied for commercial purposes.

The majority of the site (75%) falls within housing allocation HA5 of the adopted St Helens Local Plan and the balance in an established and expanding residential area.

Local Plan policy LPC02 requires no affordable housing to be provided in the case of the redevelopment of brownfield land within Bold Ward, in which the site lies.

The majority of the site comprises a former farm yard which has been used for general commercial purposes since 1995. A public footpath lies within the site and close to the eastern boundary, providing connectivity with the proposed housing development to the south and to Sutton Manor Wood beyond.

#### ADJACENT DEVELOPMENT

A 50 acre site to the south of the property and fronting Gartons Lane and Jubits Lane is subject to a planning application for 514 dwellings and a resolution to grant consent.

The planning application reference with St Helens Metropolitan Borough Council is P/2023/0075/FUL.

#### TECHNICAL PACK

A technical pack is available on request.

#### TENURE

The property is held freehold under title number MS379750.

#### BASIS OF OFFERS

The site is offered for sale by private treaty with offers invited on an unconditional basis.

Vacant possession will be provided on completion.

#### ANTI MONEY-LAUNDERING

As required by anti money-laundering regulations, any purchaser of the property will be required to complete identity checks and demonstrate source of funds.

#### CONTACT

For further information, please contact contact the joint agents.



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