



HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



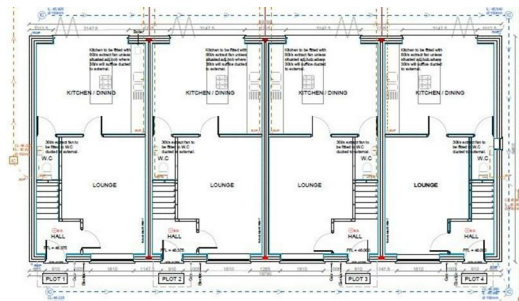
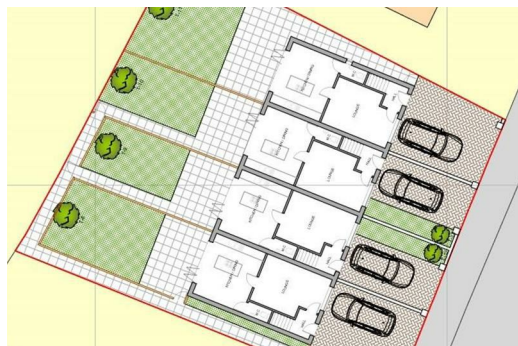
PROPOSED FRONT ELEVATION

New Street, St. Helens, WA9 3UU
£299,950

We are pleased to announce for sale this building plot which has been granted planning permission for four, three bedroom plus study, town houses with en-suite shower rooms, downstairs wc, and driveway parking. The plot is located in a popular residential area with views to the rear over a cricket pitch and also has access to local schools and commuter network. The planning application can be viewed on St Helens council planning pages with reference P/2024/0030/FUL. For any additional information please contact our office on 01744 24341 or further details can be sought from the local council.

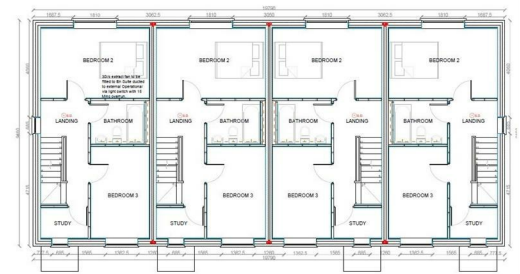


PROPOSED REAR ELEVATION

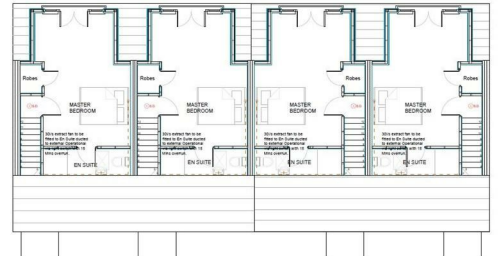


PROPOSED GROUND FLOOR LAYOUT PLANS

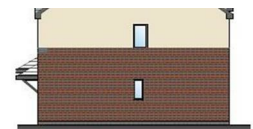
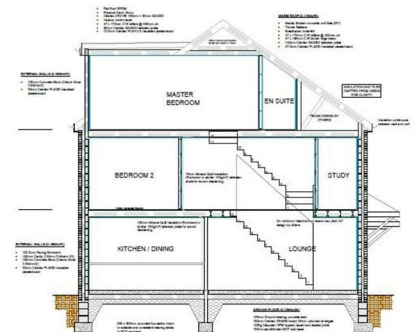
ATTENTION
TO BE
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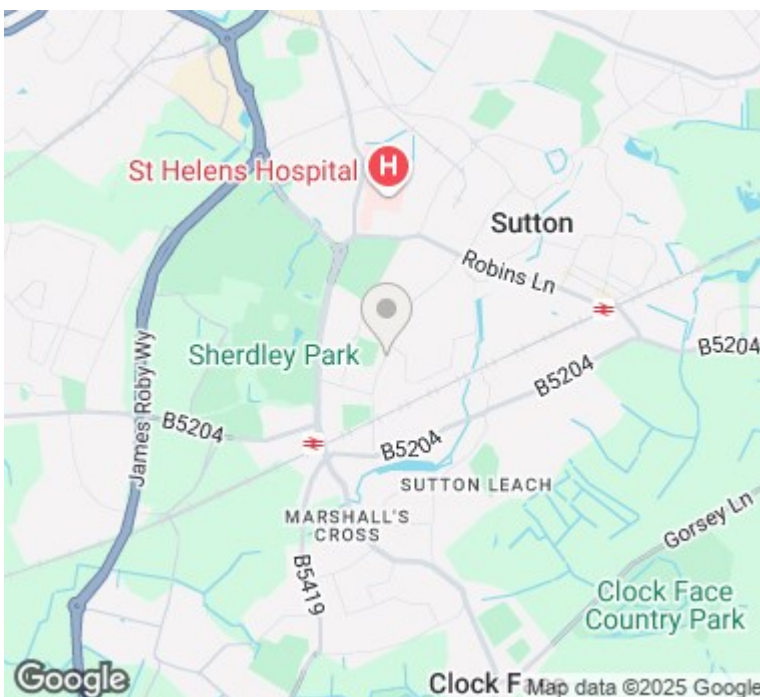
PROPOSED FIRST FLOOR LAYOUT PLAN



PROPOSED SECOND FLOOR LAYOUT PLANS



PROPOSED SIDE ELEVATION (A)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC