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**PROPOSED FRONT ELEVATION**

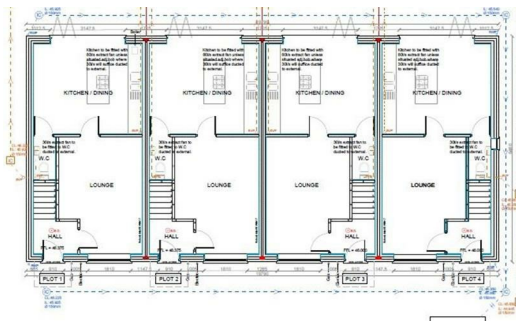
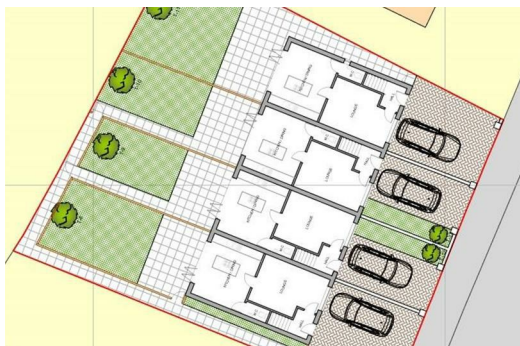
## **New Street, St. Helens, WA9 3UU**

### **Offers In Excess Of £250,000**

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.

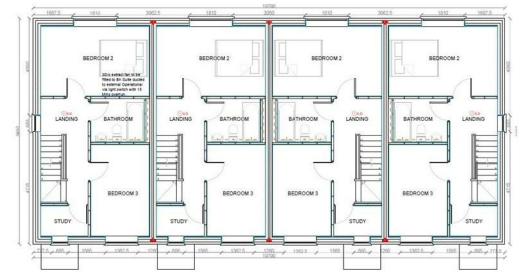


**PROPOSED REAR ELEVATION**

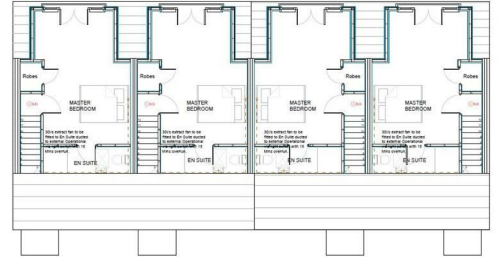


**PROPOSED GROUND FLOOR LAYOUT PLANS**

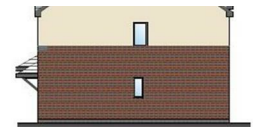
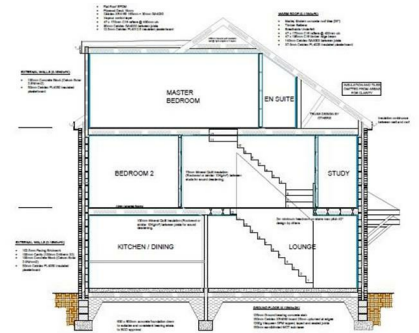
ATTENTION  
TO BE  
MAINTAINED BY



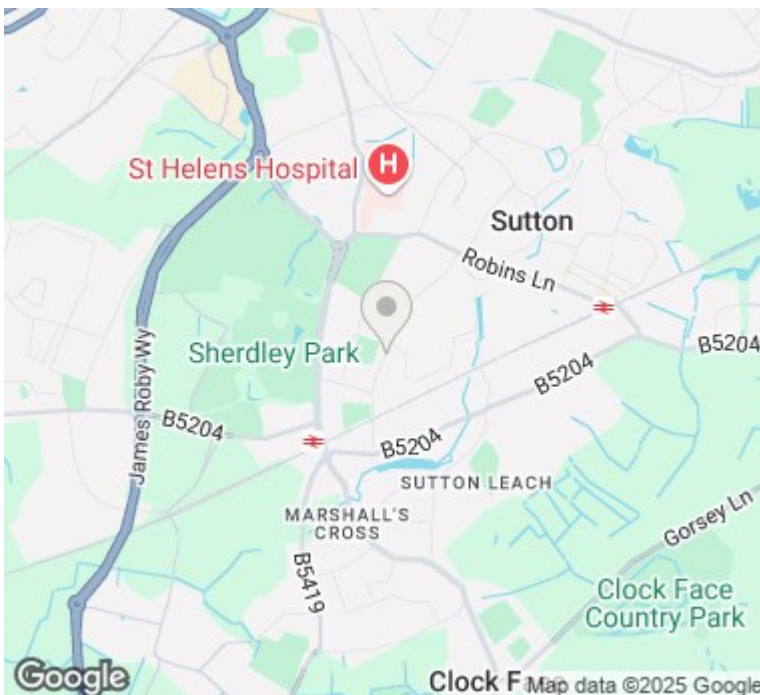
PROPOSED FIRST FLOOR LAYOUT PLANS



PROPOSED SECOND FLOOR LAYOUT PLANS



PROPOSED SIDE ELEVATION (A)



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