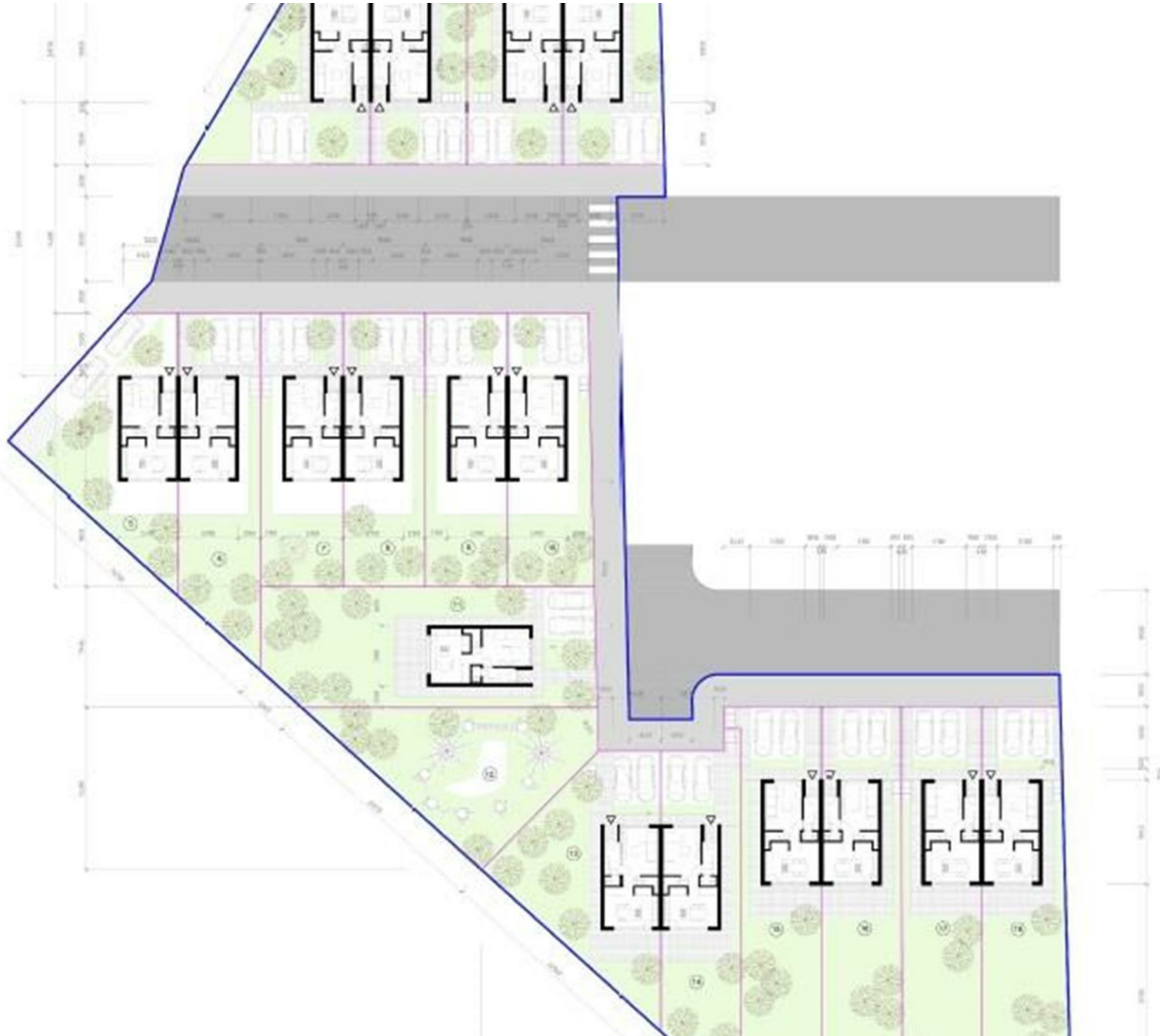




HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Milton Street, St. Helens, WA9 4BQ


We are pleased to offer for sale this plot of land with a completed territorial development study for residential development, subject to full planning permission being granted. The site is approximately 1.32 Acres / 5242 Square meters in size and is considered to be 'greenfield' by the local council. The site sits in a predominantly rural location, with open fields to the south and west, and residential development to the north. The development proposed is the build of approximately seventeen dwellings consisting of three 3-bedroom houses, with access to be taken from Milton Street - access from north and Bell Lane access from south.

All unconditional offers would be considered. The Plot is available as a whole; however, offers for individual sections would also be considered.

- | | | |
|--|---------------------------------------|-------------------------------------|
| ■ Plot of Land | ■ Ideal for Residential STP | ■ Approx 1.32 Acres |
| ■ Proposed Development of 17 Dwellings | ■ Semi Rural Location | ■ Close to Train Station & Motorway |
| ■ Available as a Whole or Individual | ■ Contact The Office for More Details | |

Offers In The Region Of £600,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 