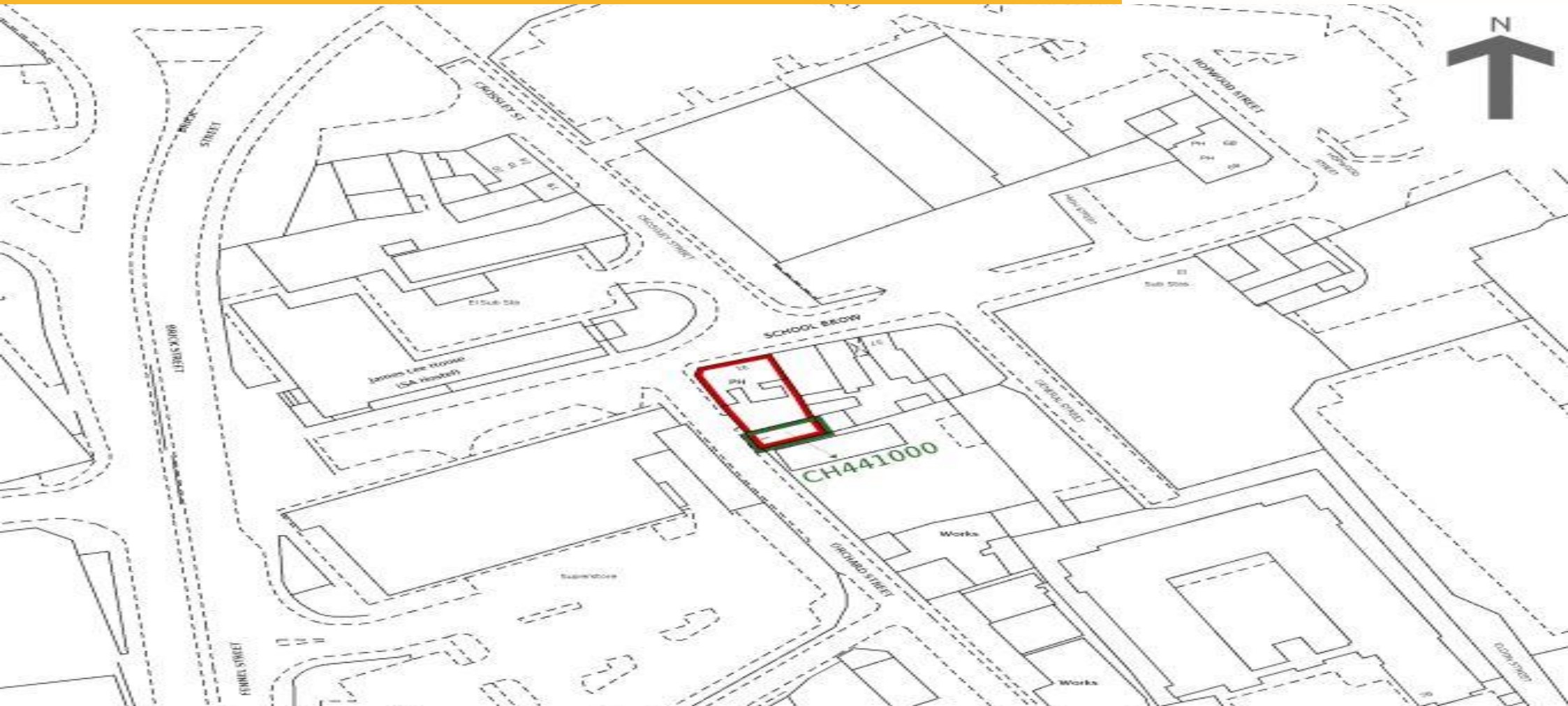


FOR SALE

31 School Brow, Warrington, WA1 2TA

- **Superb Location in a popular commercial/Residential area**
- 0.6 miles to the Golden Square Shopping Centre
- 0.5 miles to the Warrington Bus Station
- Planning permission granted



LOCATION

The plot is located on the corner of School Brow and Orchard St prominently located in a busy commercial and residential area some 2.8 miles from junction 9 of the M62 and 3.5 miles from junction 21A of the M6 Motorway. The property is 0.6 miles to the main shopping area of Warrington (The Golden Square shopping centre) and within 0.6 miles from Warrington Central Train Station.



DESCRIPTION

- Planning permission granted
- Clear site ready to start building
- Town Centre location
- Popular commercial area
- 0.5 miles from Warrington Bus Station

PLANNING REFERENCE NUMBERS

2017/31594 - 10 Bed House of Multiple Occupancy

2018/32988 – One 5 Bed House of Multiple Occupancy
and one 4 Bed House of Multiple Occupancy

LEGAL COSTS

Each party to pay their own legal costs.

PRICE

£130,000 (I understand there is no VAT payable on this transaction)

Enquiries

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