

FOR SALE

RESIDENTIAL DEVELOPMENT SITE

Land off Stretton Road, Stretton, Warrington, WA4 4NP

Offers Invited



Key Features:

- Site of approx. 1.24 acres (0.5 hectares)
- Outline Planning Consent for 9 Detached Houses
- Close Proximity to Stockton Heath & Motorway Network
- Commuting Distance to Manchester, Liverpool, Chester and Warrington



Location

The property is located in the sought after village of Stretton and occupies a prominent position fronting Stretton Road (B5356) close to its junction with London Road (A49) which leads directly to Stockton Heath approximately 5-minutes' drive away or Junction 19 of the M56 motorway.

Stockton Heath village boasts a first class range of shopping, schooling and recreational facilities, with M&S Food, Aldi and Morrisons providing food and supermarket facilities together with a wide range of restaurants, bars and coffee shops.

Nearby motorway network brings Manchester, Liverpool, Chester and Warrington within easy commuting distance and there are fast and frequent train services to London from local stations. Both Manchester and Liverpool airports can be reached normally in about 20 minutes by car and the area surrounded by glorious Cheshire countryside.

Description

The site extends to approximately 1.24 acres (0.5 hectares) and comprises a generally level and rectangular parcel of land with direct frontage on to Stretton Lane. The site offers the opportunity for a housebuilder to purchase a residential consented site for 9 detached residential dwellings in a very desirable location close to Stockton Heath.

Planning

The site is located within the South Lakeland District Council authority area and outline planning permission was granted on 13/12/2024 for the development of up to nine detached houses subject to reserved matters approval. The land was formerly designated Green Belt but was removed from the Green Belt following the adoption of the Warrington Local Plan 2023.

All planning documents can be viewed online via the following link: [Application Reference No: 2024/01128/OUT](#)

Tenure

Long-leasehold with vacant possession.

Services

Prospective purchasers should make their own enquiries to the relevant authorities as to the suitability, capacity and exact location of services.

VAT

We are informed that the Property is not elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering legislation, any buyer will be required to provide proof of identity and address to the Sellers Agent once an offer is submitted and prior to solicitors being instructed.

Viewing

Viewing is strictly by appointment with the Sole Agent, Taylor Brooks.

Contact

For further information please contact:

Geoff Player

M: 07753-929 359

E: geoff.player@taylor-brooks.co.uk



Please note: Taylor Brooks Property Consultants Limited give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Taylor Brooks assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars: April 2025.

