

FOR SALE

DEVELOPMENT LAND

PRICE - AVAILABLE UPON REQUEST



PIELE ROAD, HAYDOCK, ST HELENS, MERSEYSIDE WA11 0JY

LOCATION

The property is located in a prominent position on Piele Road in Haydock. Haydock is a village located in the Metropolitan Borough of St Helens and is strategically located near major motorways, offering convenient access to surrounding towns and cities.

The M6 motorway runs through Haydock, providing a direct link north to Preston and the Lake District and south to Birmingham and London. Additionally, the A580 (East Lancashire Road) connects Haydock to Manchester and Liverpool, which are located approximately 22 miles and 17 miles away respectively. Piele Road connects to A580, which is approximately 0.5 miles to the north.

The property is located in a residential area.

DESCRIPTION

The property comprises a regular shaped parcel of land. The site was formerly The Blessed English Martyrs Presbytery, which was demolished a number of years ago.

There are brick walls and wooden fencing to the boundaries and a gate to the Piele Road frontage.

The property would suit residential development, subject to obtaining planning consent.

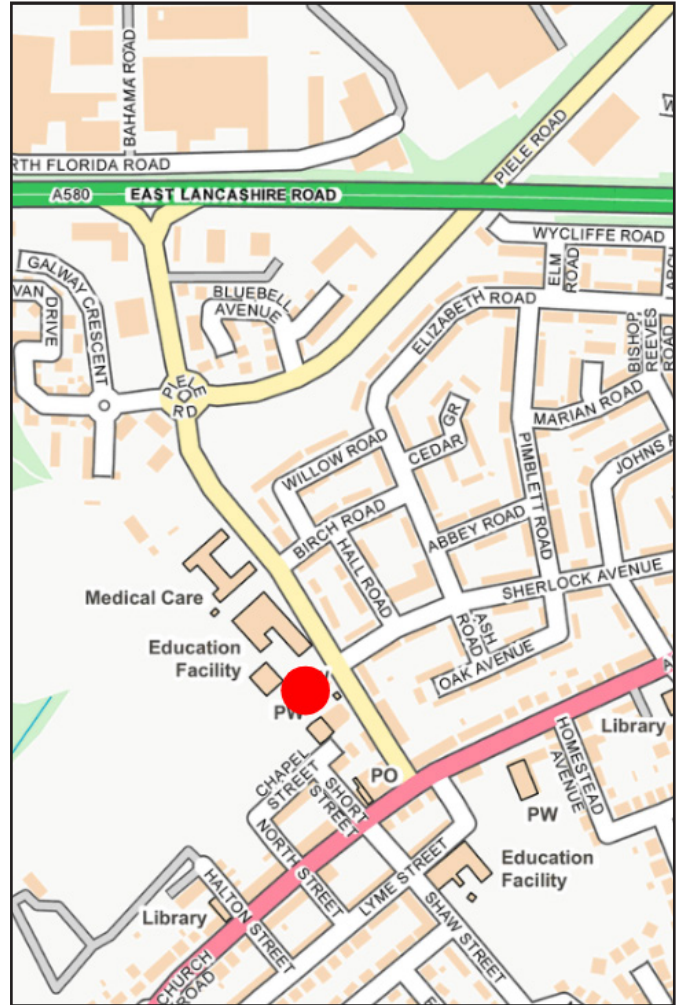
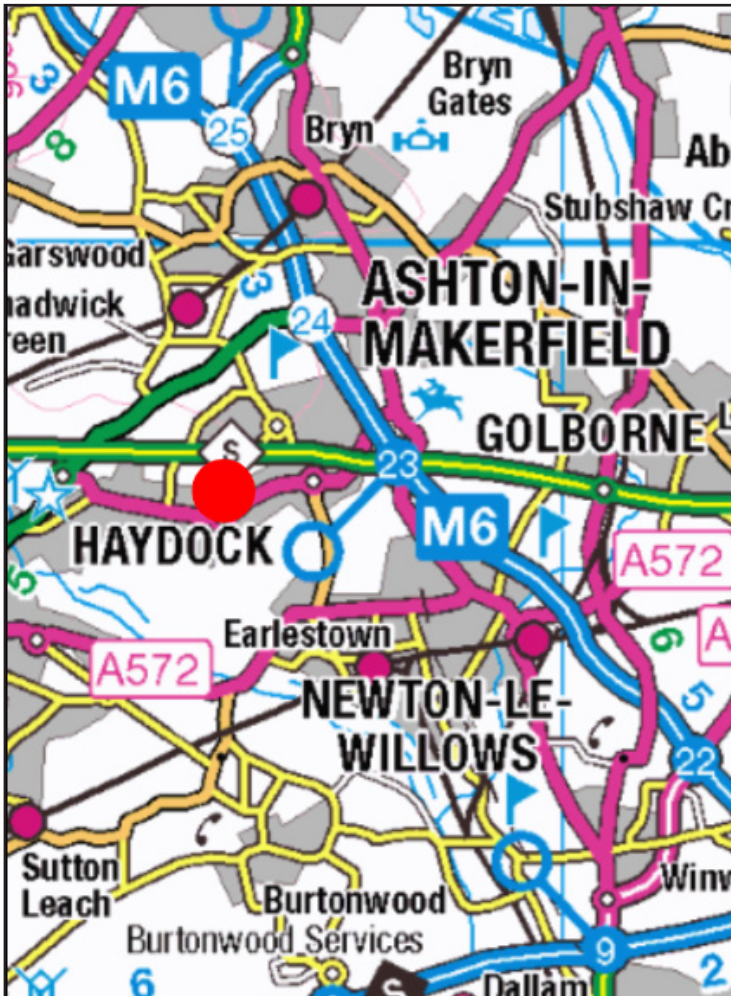
SITE AREA

Measured using an Ordnance Survey plan, the sites extend to approximately 0.5 acres (0.2 hectares) .

TENURE

Freehold.

PIELE ROAD, HAYDOCK, ST HELENS, MERSEYSIDE WA11 0JY



PRICE

Available upon request.

VAT

All figures are quoted exclusive of but may be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: nickharrop@hwardp.co.uk

Subject to Contract

Details prepared March 2025

