

# FOR SALE

PROMINENT DEVELOPMENT OPPORTUNITY

2.0 ACRES (0.81 HECTARES)

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

Price Available Upon Application



## FORMER ST PATRICK'S CHURCH, COMMON ROAD, NEWTON LE WILLOWS WA12 9JH

### LOCATION

The property occupies a prominent position on Common Road, at its junction with Marian Avenue, in Newton-le-Willows on the eastern edge of St Helens Borough. St Helens is approximately 4 miles to the west.

The M6 and M62 motorways and the A580 East Lancashire Road pass close to the town and this has helped Newton-le-Willows become an important commuter town. Manchester, Liverpool and Warrington are located approximately 19 miles, 23 miles and 7 miles away respectively.

The subject site is in an existing urban area and in a key settlement where the LPA positively seeks to encourage development on previously developed land. The site is in a sustainable location and there are no known physical constraints to development.

The property is located in a residential area with housing on all sides.

### DESCRIPTION

The site comprises the former St Patrick's RC Church, presbytery and parish centre. The church dates from 1958 and is a substantial ecclesiastical building with brick and pebbledash elevations, a belltower and a pitch roof.

The former Church building is a substantial edifice and is a prominent structure on the junction of Common Road and Marian Avenue.

Adjacent to the former Church is the former presbytery, also accessed from Common Road. It is a two-storey dwelling with brick elevations and pitched

roof. The presbytery comprises chapel, dining room, lounge, dining/meeting room, office, kitchen, stores and W.C. on the ground floor with four bedrooms and a bathroom on the first floor.

There is a narrow service road running along the eastern boundary of the site that provides access to a former parish centre and car park. The parish centre is single storey with a flat roof, comprising bar, lounge, games room, cellar, kitchen, function room and ancillary accommodation.

The site is flat and regular in shape. Externally there is extensive parking and a bowling green with a timber pavilion.

### TENURE

Freehold.

### ACCOMMODATION

Former Church	9,500 sq.ft.	(882.6 sq.m.)
Presbytery	2,500 sq.f.	((232.3 sq.m.)
Parish Centre	6,000 sq.ft.	(557.4 sq.m.)

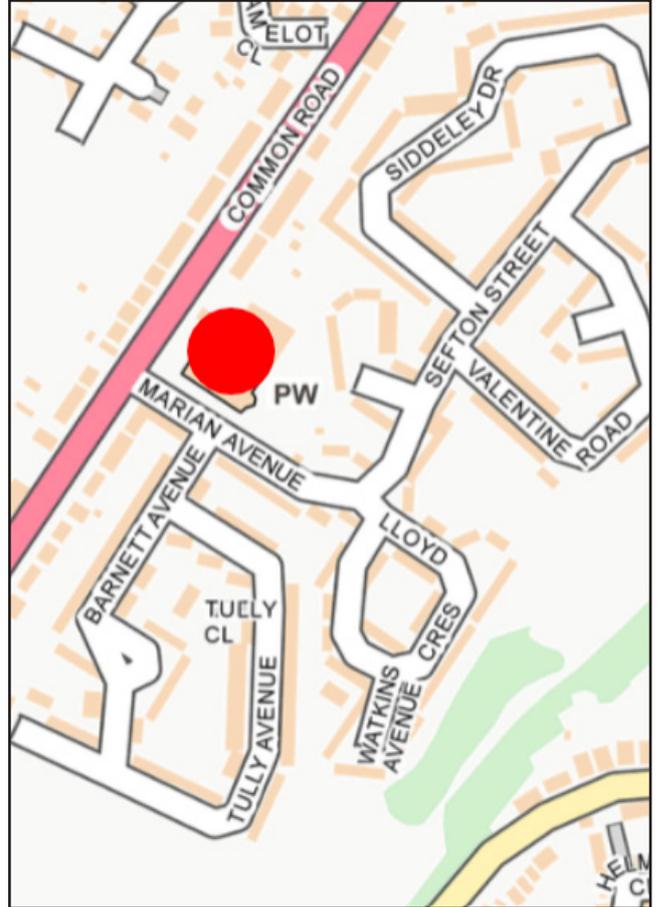
### SITE AREA

The site extends to approximately 2.0 acres (0.8 hectares)

### PRICE

Available upon application.

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### 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@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Subject to Contract

Details Prepared March 2026

