

# FOR SALE

5,910 SQ.FT. (549 SQ.M.) approximately  
0.78 ACRES (0.32 HECTARES)

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

PRICE ON APPLICATION



## Former St David's Church & Presbytery, Park Road South, Newton le Willows WA12 8EW

### LOCATION

The property is located on the north side of Park Road South, at its junction with Wargrave Road in a residential area of Newton-Le-Willows.

Newton-le-Willows is a market town in St Helens, Merseyside on the east side of St Helens, south of Wigan and north of Warrington. The town has two railway stations, Newton-le-Willows railway station and Earlestown railway station, offering regular services to Liverpool and Manchester, St Helens, Warrington, Chester, West Yorkshire and along the North Wales Coast to Llandudno. Both stations are located within 1 mile of the property.

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.

Earlestown centre (less than one mile from the property) is due for a comprehensive overhaul under proposals tabled by St Helens Council and its development partner English Cities Fund.

### DESCRIPTION

The property comprises the former St. David's church and presbytery. The church was built in 1968 and is octagonal on plan, with lower flat roof extensions for the front porch and sacristy.

The presbytery comprises four offices, a kitchen and a garage on the ground floor. There is living accommodation on the first floor comprising two bedrooms, one with en-suite bathroom, a lounge and a bathroom.

All mains services are available to the properties.

### ACCOMMODATION

Measured on a gross internal area basis, the properties extend to approximately:

Church	3,500 square feet	(325 square metres)
Presbytery		
Ground Floor	1,850 square feet	(172 square metres)
First Floor	560 square feet	( 52 square metres)

### SITE AREA

The sites extend to approximately 0.78 acres (0.32 hectares).

### TENURE

Freehold.

### TOWN PLANNING

We understand that the site is located in Affordable Housing Zone 2 in the St Helens Local Plan, which means no affordable housing is required for new developments on brownfield land.

The wider built-up area of Newton-Le-Willows includes Earlestown and areas of Wargrave and Vulcan Village. The town is considered as part of the Greater Manchester Built up Area for statistical purposes, despite being situated within Merseyside.

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

Subject to Contract

Details prepared November 2024

