



Commercial Development in

Warrington Road, Lymm, Cheshire, WA13
9BG

£390,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Former school/community building on a substantial plot.
- ✓ Existing structure in a dilapidated condition and considered suitable for redevelopment.
- ✓ Positive pre-application feedback supporting the principle of residential redevelopment.

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

A rare development opportunity to acquire a prominent former school site in the highly sought-after village of Statham, Lymm.

Occupying a substantial plot on Warrington Road, this former community primary school building now requires complete redevelopment, presenting an exceptional opportunity for developers, investors and self-build purchasers alike.

The property benefits from detailed pre-application discussions with Warrington Borough Council regarding the demolition of the existing structure and redevelopment of the site for residential use. A pre-application proposal for five terraced dwellings has already been reviewed by the Local Planning Authority, with the principle of residential redevelopment accepted and demolition of the existing building considered acceptable in principle, subject to a revised layout and detailed planning submission.

The site occupies a prominent position within the centre of Statham, opposite the current primary school and within easy reach of Lymm village centre, motorway networks and local amenities.

Planning

Pre-application advice has been obtained from Warrington Borough Council under reference PRE/25/00073. The council confirmed that the principle of residential redevelopment is acceptable and that the demolition of the existing building is considered acceptable in planning terms. Purchasers should make their own enquiries regarding planning and development potential.

Location

Statham is one of Cheshire's most desirable residential areas, situated on the edge of Lymm village. The site enjoys a convenient position on Warrington Road close to local schools, shops, cafés and countryside walks, whilst providing excellent commuter access to Warrington, Manchester, Liverpool and the M6, M56 and M62 motorway networks.

Please note we have not inspected this property.

Price: Starting Bid £390,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Allocated

Location

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Site details & Planning

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Condition & Basis of Sale (Vendor Addition)

The property is offered strictly on a 'sold as seen' / 'as is' basis, including all existing buildings, structures, fixtures, fittings and site features in their current condition. This includes, but is not limited to, the Heras security fencing presently installed around the site. The vendor will not undertake removal, repair or alteration of any items prior to completion. Prospective purchasers must satisfy themselves as to the condition of the land, buildings and any items remaining on site, as no warranties will be provided.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Tenure

Freehold, title number CH367565.



Warrington Road, Lymm, Cheshire, WA13 9BG

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

