

0151 268 5280

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Eddisons

FOR SALE – RESIDENTIAL DEVELOPMENT SITE



APARTMENT DEVELOPMENT CORNER OF EGERTON STREET/WATERLOO ROAD

RUNCORN, CHESHIRE WA7 1JN

Size: 1,399 sq m (14,958 sq ft)

Site Area: 0.249 ha (0.616 ac)

- Detailed planning permission for erection of new build development of 29 no. 1 bed supported living/extra care apartments
- Freehold
- Close to the Silver Jubilee Bridge and Runcorn Town Centre

LOCATION

The property is located on the corner of Waterloo Road and Egerton Road in Runcorn close to the Silver Jubilee Bridge.

Waterloo Road leads via Church Street and Bridgewater Street to the A533 which leads itself to Junction 11 or 12 of the M56 motorway and north to Widnes and then Liverpool.

The surrounding area comprises predominately pre and post war terraced housing.

DESCRIPTION

The subject site comprises the conversion of the Carnegie Library and in addition the development land that has now been cleared following the demolition of a previous building.

ACCOMMODATION

From plans provided to us we understand the net floor areas for the accommodation on each floor are as follows:

UNIT	M ²	SQ FT
Ground Floor – 8 apts	400	4,305
First Floor – 11 apts	540	5,812
Second Floor – 10 apts	459	4,941
TOTAL	1,399	14,958

Approx. site area 0.249 hectares (0.616 acres).

PLANNING

The site received planning permission on 1 February 2024 (Application No: 20/00476/FUL) for the refurbishment of the adjoining building being the Carnegie Library to provide a new community hub and demolition of the Waterloo Centre and the erection of a new building development of 29 no. 1 x bed supported living/extra care apartments with ancillary facilities, provision of access, parking and landscaping.

The Waterloo Centre has been demolished, we have a Certificate of Practical Completion from the contractor.

TENURE

The property is held freehold under Title No: CH635770.

TERMS

Our clients freehold interest is placed to the market reflecting the planning permission outlined above for 29 no. 1 x bed apartments and the conversion of Carnegie Library with guide price and further information available upon request.

Alternatively, our clients will consider an approach for a turn-key development, hence our client developing the building to an agreed specification for a proposed end user.

ADDITIONAL INFORMATION

The following additional information is available upon request to include the following:

- Land Registry document and associated plan
- Certificate of Practical Completion – demolition
- Design & Access Statement
- Suggested Land Registry plan
- Type 2 Intrusive Site Investigation

VAT

We understand that the sale will not be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs.

VIEWING

Strictly via the agents
Eddisons
Robert Diggle
0151 268 5280
robert.diggle@eddisons.com

JUNE 2025

For more information, visit eddisons.com
T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PHOTOGRAPHS



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PHOTOGRAPHS



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SITE PLAN



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