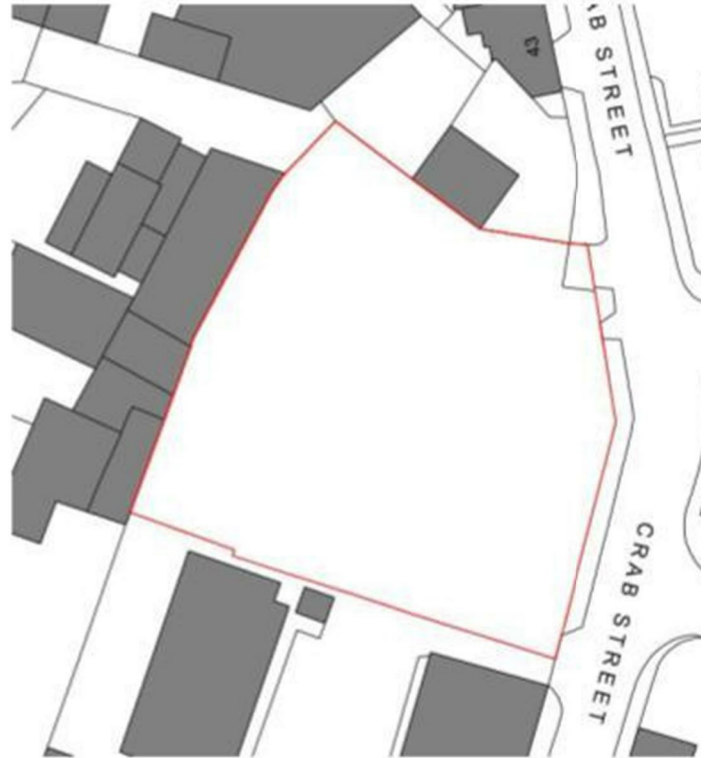
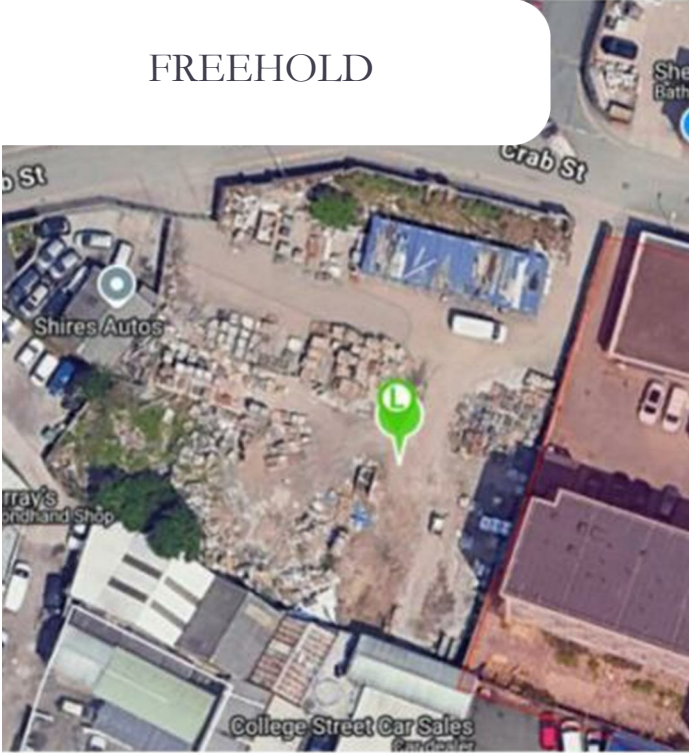


FREEHOLD



PROPOSED THIRD AND FOURTH FLOOR PLANS



PROPOSED SITE



Land (EPC Rating: )

# FORMER TRAVELLERS REST 21, ST HELENS, WA10 1GS

Offers in excess of

# £750,000

**McLains**  
— ESTATE AGENCY —



# 0 Bedroom Land located in St Helens

We are pleased to present an exceptional land purchase opportunity located at the former Travellers Rest, 21 Crab Street, St Helens, WA10 1GS. This expansive site spans approximately 17,031 square feet and is ideally situated for potential development.

Originally built in 2025, this land offers a unique chance for investors and developers alike. The site comes with a lapsed planning permission for an outline application, which allows for the construction of up to 61 residential apartments. All matters are reserved, except for access, providing flexibility in the design and development process.

The location is well-connected, making it an attractive prospect for residential living. With the growing demand for housing in the area, this site presents a promising opportunity to create a vibrant community. Whether you are looking to invest in a new project or expand your portfolio, this land offers the potential for significant returns.

Do not miss out on this rare chance to acquire a prime piece of land in St Helens. For further information or to arrange a viewing, please do not hesitate to get in touch.



**PROPOSED FIRST AND SECOND FLOOR PLANS**



first floor



second floor

Council Tax Band

Exempt

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

01582 441225

[info@mclains.co.uk](mailto:info@mclains.co.uk)

[mclains.co.uk](http://mclains.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.