



**LAND FOR SALE**

**TUDOR ROAD, MANOR PARK,  
RUNCORN, WA7 1TA**

**0.90 ACRES  
(0.36 HECTARES)**

## Location

Runcorn is located approximately 30 miles west of Manchester and 20 miles east of Liverpool. The town has good road links and is serviced by the A56 and M56, which links to the M6 and M60 motorways.

Liverpool John Lennon Airport and Manchester International Airport are both situated within a 30 minute drive away.

Runcorn railway station offers services to London Euston within 2 hours travel time.

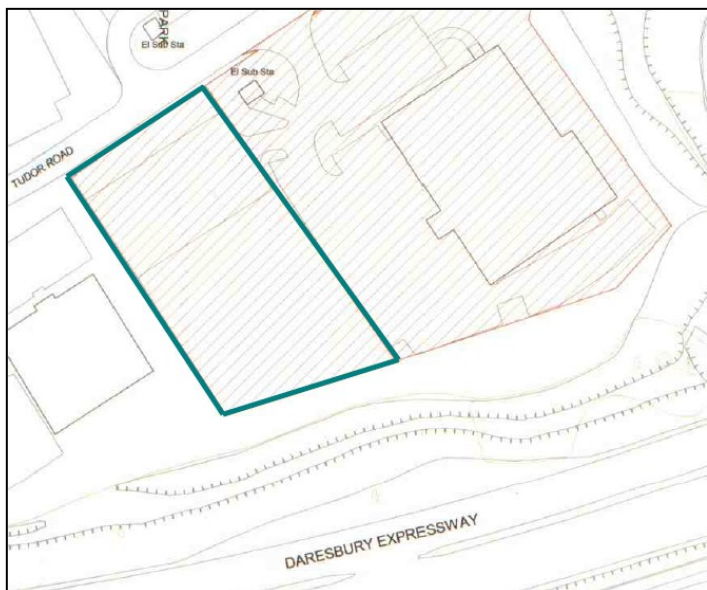
The site is located in Manor Park, Runcorn, an established business park covering 300 acres offering both office and industrial accommodation.

## Description

The site fronts Tudor Road with visibility at the rear to the A558 Daresbury Expressway.

The total site area measures approximately 0.90 acres (0.36 hectares). An area at the front of the site has been surfaced for 37 car parking spaces, and the rear section is unsurfaced.

The site benefits from being close to the new Mersey Gateway Bridge and is suitable for a variety of uses, subject to planning.



## Price

The land is available for sale for £250,000.

## VAT

Any figures are quoted exclusive of, but may be liable to VAT.

## Tenure

Freehold.

## Planning

Any interested parties should make their own enquiries direct to the Planning Department of Halton Borough Council.

## Site Inspection

Please contact the sole selling agent BE Group.

## Viewings

For further information, please contact:

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Subject to contract

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