



Land off Warrington Road  
, Abram, WN2 5XX  
Price Guide £150,000

Approx. 8.6 acres  
Close proximity to the Leeds Liverpool Canal  
Adopted Highway access.  
Close to amenities.



## Land off Warrington Road, Abram, WN2 5XX

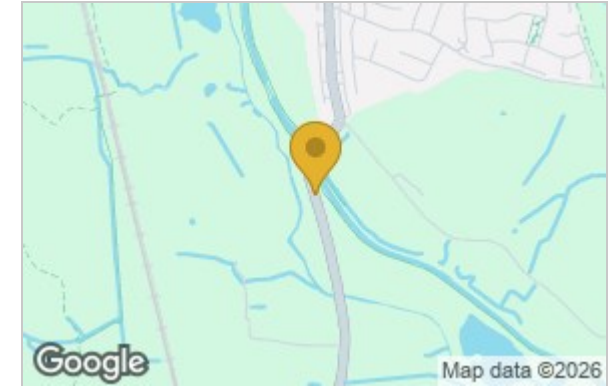
Nestled along Warrington Road in Abram, this remarkable property presents a unique opportunity for those interested in environmental, wildlife, agricultural, and investment ventures. Spanning approximately 8.6 acres, the land is designated within the Abram Flashes Site of Special Scientific Interest (SSSI), making it a haven for nature enthusiasts and conservationists alike.

The property boasts close proximity to the picturesque Leeds Liverpool Canal, offering scenic views and a tranquil setting for leisurely walks or outdoor activities. With adopted highway access, reaching this expansive plot is both convenient and straightforward.

This land is not just a property; it is a canvas for potential. Whether you envision creating a wildlife sanctuary, engaging in agricultural pursuits, or exploring investment opportunities, this site holds immense promise. The combination of its ecological significance and strategic location makes it a rare find in today's market.

For those who appreciate the beauty of nature and the potential for sustainable development, this property on Warrington Road is an exceptional choice. Embrace the chance to own a piece of land that harmoniously blends environmental importance with investment potential.

### Area Map



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