

FOR SALE (MAY LET)

3 acres (1.21 hectares)

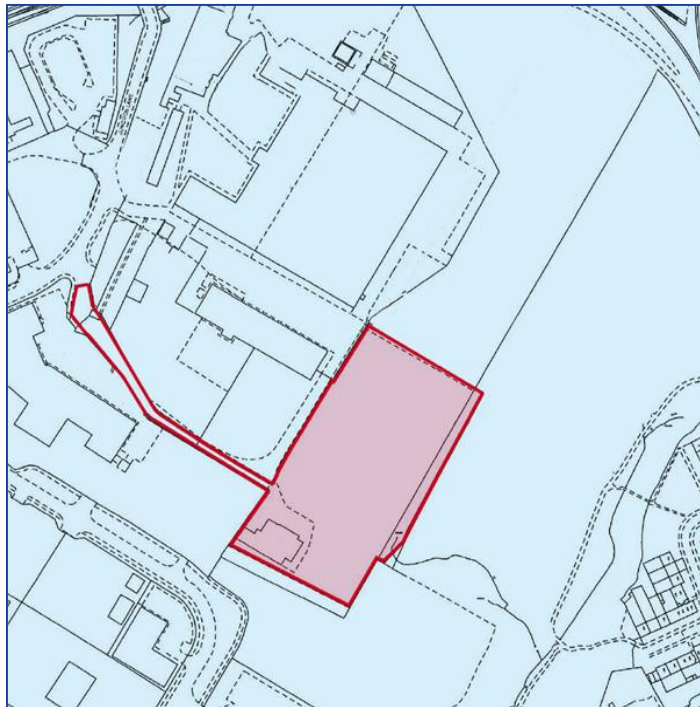
- Situated in a well-established industrial location close to Newton-le-Willows town centre
- Development opportunity
- Excellent transport links
- Rectangular shaped site



Open Storage / Development Land

Junction Lane
Sankey Valley Industrial Estate
Newton-le-Willows
WA12 8DN

dh DAVIES HARRISON
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LOCATION

The site is situated off Junction Lane (at the rear of Shawton Engineering Limited / Trucks 2 Go) on the established Sankey Valley Industrial Estate close to Newton-le-Willows Town Centre.

The site has easy access to the national motorway network via Junction 23 of the M6 at Haydock, approximately 3 miles to the north and Junction 9 of the M62 at Warrington, approximately 4 miles to the south.

DESCRIPTION

Comprising a rectangular shaped plot, the site is relatively flat. It is accessed from Junction Lane (in between Shawton Engineering Limited and Trucks 2 Go – neither of these businesses are affected).

SERVICES

Services will be available from the main estate roads around Sankey Valley Industrial Estate.

SITE AREA

The site extends to circa 3 acres (1.21 hectares).

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is not required on the site.

Should the site be sold for redevelopment, an EPC will need to be prepared on any structures placed thereon.

RATEABLE VALUE

The site has not yet been assessed for rating purposes. Any interested parties should make their own enquiries of the Local Rating Department regarding end use and potential rates liability.

PLANNING

The land is available on either an unconditional or a subject to planning basis.

It is suitable for either open storage use or for commercial development / industrial or distribution uses subject to planning.

Interested parties should initially make enquiries through the selling agents but subsequently through the Planning Authority at St Helens Council.

TERMS

The site is offered For Sale / To Let.

PRICE / RENTAL

Upon application.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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