

FOR SALE

Land (Former Goods Yard)

Offers in Excess of: £550,000 (No VAT)

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

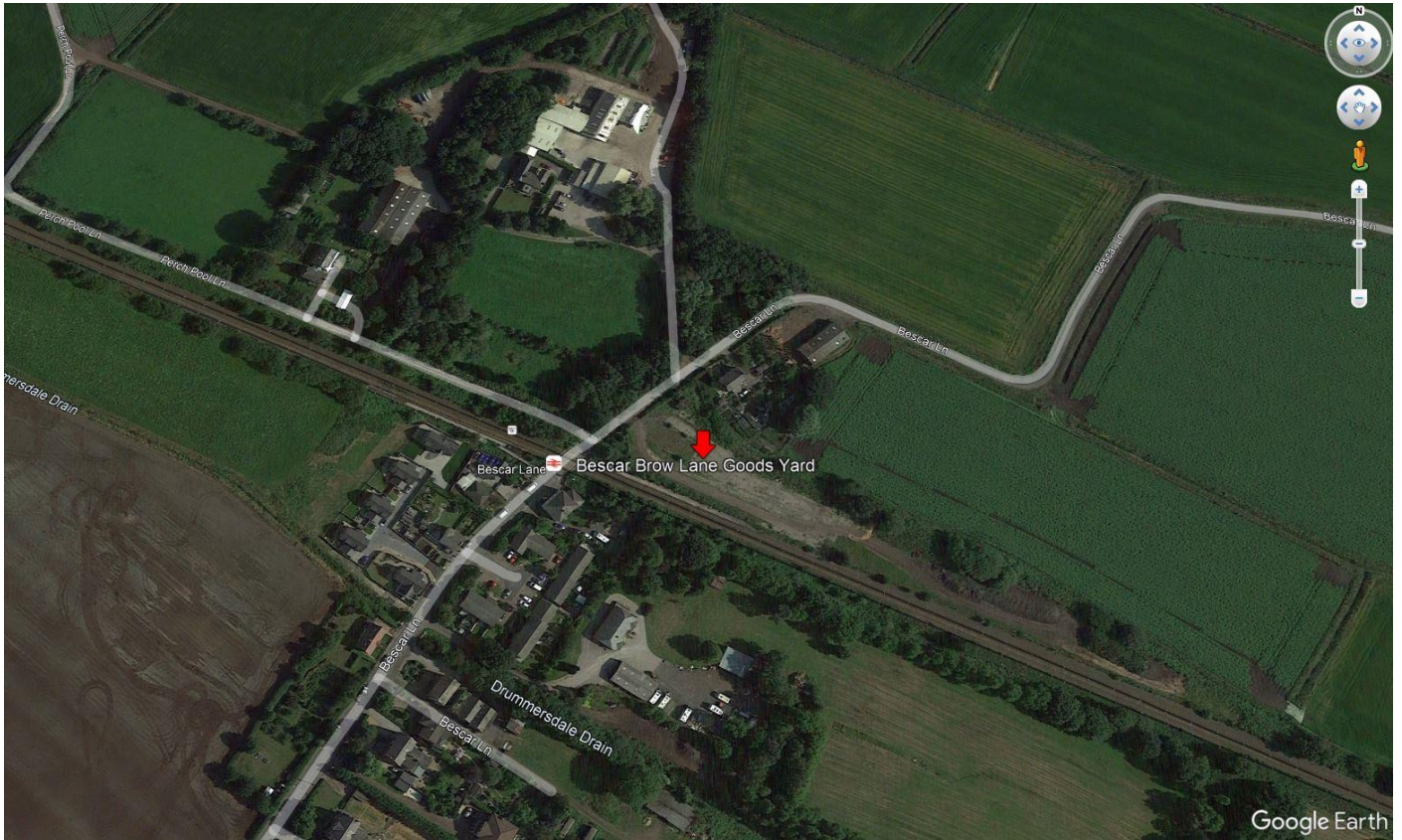
Bescar Brow Lane Goods Yard, Bescar Lane, Scarisbrick, Ormskirk, Lancashire, L40 9QH



- Approximately 2 acres in total
- Circa. 0.54 acres former goods yard / employment land.
- Additional rear greenbelt land of approximately 1.5 acres.
- Both areas subject to two licence agreements to Network Rail producing in total £47,500 per annum - expiry September 24 & March 24.
- Employment Owner Occupier opportunity
- Attractive West Lancs semi-rural location.
- Existing residential development planning permission in place for goods yard for four detached dwellings (planning Ref 2022/0568/ARM).
- No VAT on Purchase.

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
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Location: The site runs parallel with Bescar Lane Station, which can be found on the Southport to Wigan Northern Line, and is situated in an attractive semi-rural location, approximately five miles from both Southport and Ormskirk, within the borough of West Lancashire, as identified on the aerial images.



Red line provided for indicative purposes only & subject to confirmation with the deeds.

Blue line provided for indicative purposes only & subject to confirmation with the deeds



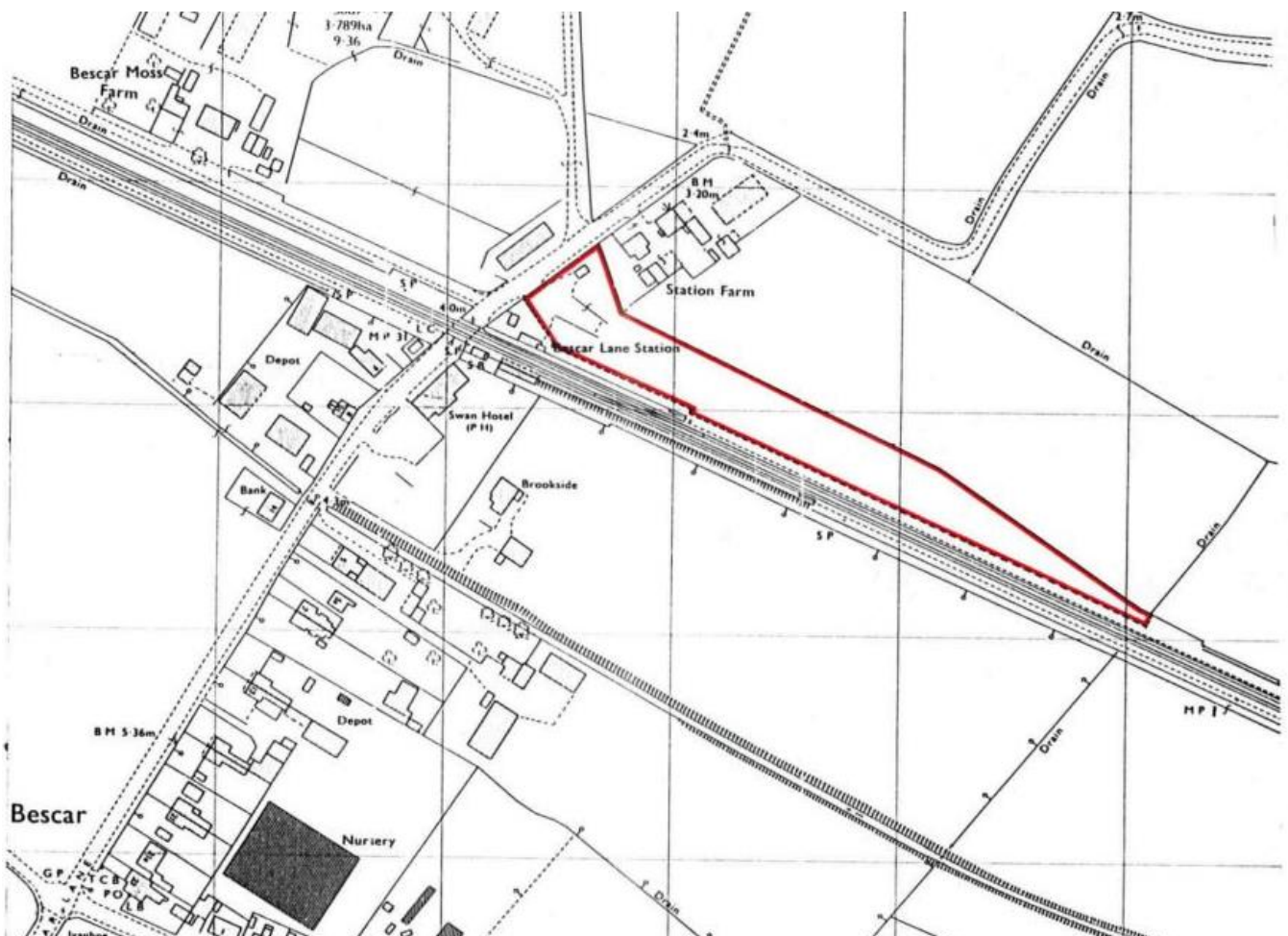
Description: The front site has for many years been used as a goods yard and is roughly level, with three phase power & water connected within a brick built store.

The goods yard extends to approximately 0.54 acres, beyond which is a further area of hardstanding extending to approximately 1.5 acres. The site benefits from palisade fencing to its perimeter with Bescar Lane.

Network Rail currently occupy the sites by way of two separate licensing agreements. The front goods yard section is at a rental of £22,500 per annum, expiry September 2024. The rear greenbelt site is producing £25,000 per annum expiry end of March 2024. Copies of these licence agreements are available on request.

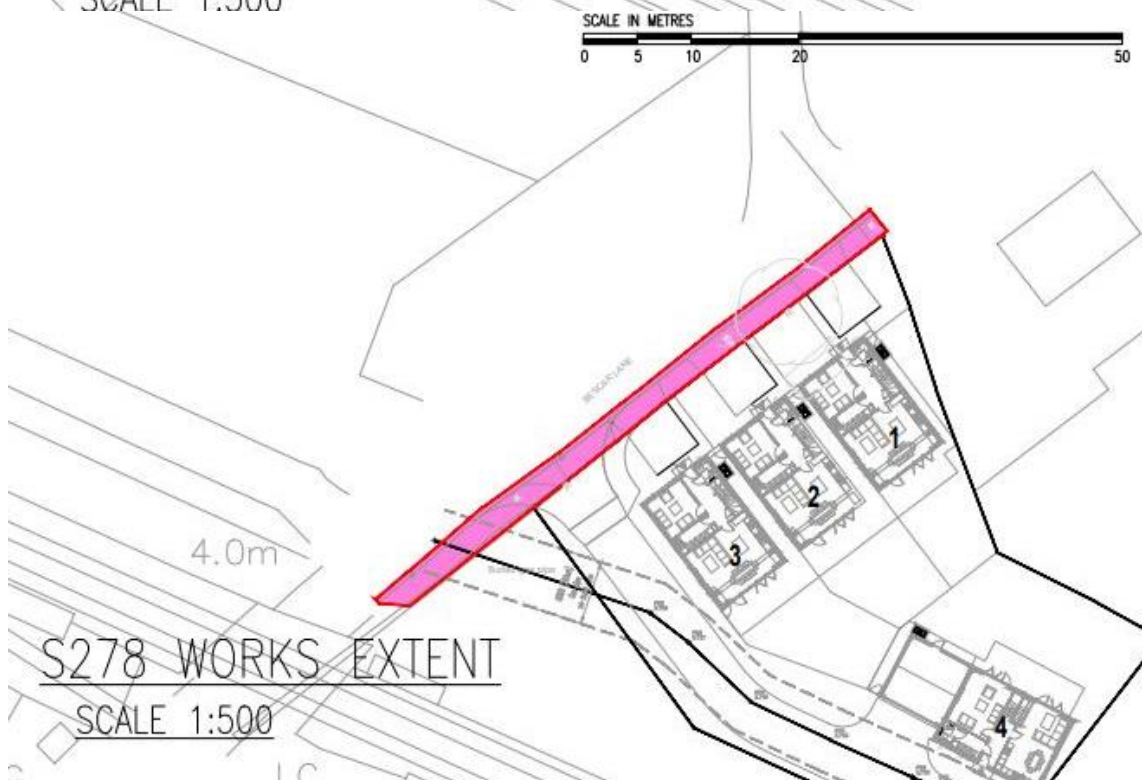
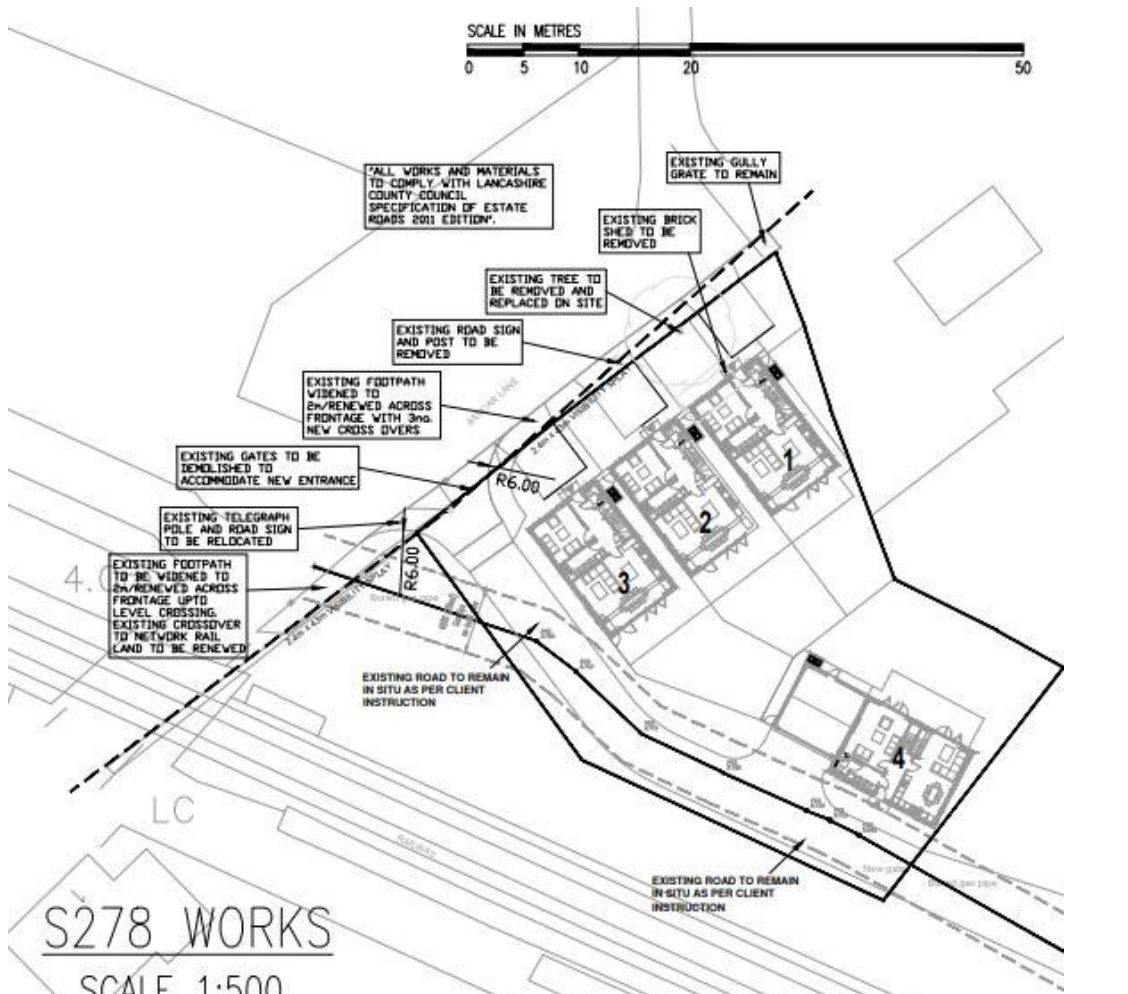


Accommodation: Subject to confirmation with the Deeds, we calculate the site provides a total site area of approximately 2 acres (front goods yard approx. 0.54 acres - rear site approx. 1.5 acres).



Planning: Please note the front former goods yard benefits from a residential development consent for four detached dwellings (planning reference 2022/0568/ARM).

Copies of the planning approval, plans & CIL Liability notice (transferred to purchaser & only applicable if residential consent commenced), are available on request. The rear section is currently occupied by Network Rail



Tenure: We understand the property is held freehold. The rear site is subject to a development overage agreement. A copy of this is overage agreement is available on request.

Offers in Excess of: £550,000, subject to contract.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT will not apply to the purchase price.

Legal: All parties are responsible for their own legal costs.

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 19 March 2024

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