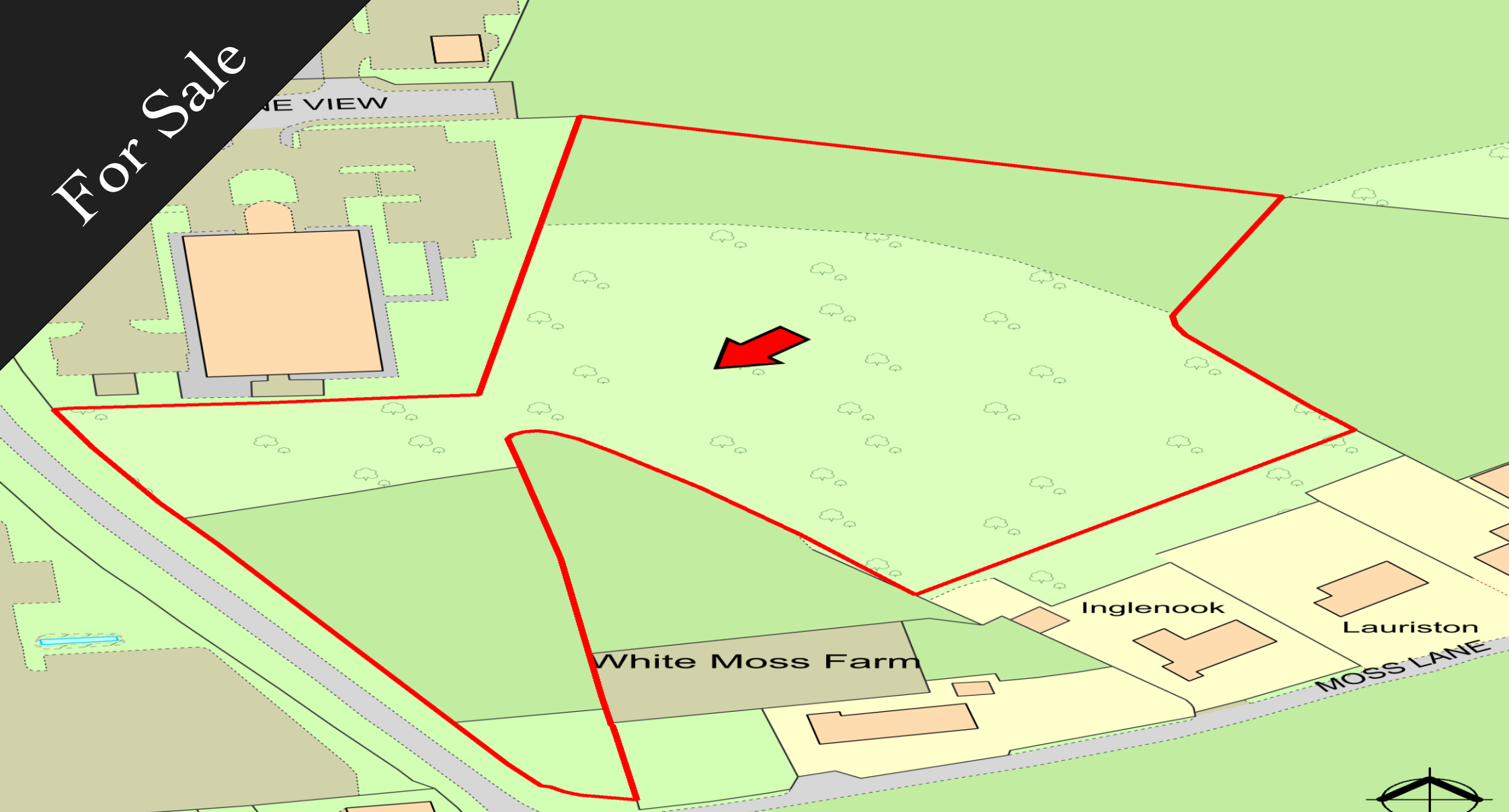


For Sale



Industrial Development Opportunity

3.57 ACRES (1.44 HECTARES)

📍 LAND AT, MOSS LANE, SKELMERSDALE, LANCASHIRE, WN8 9TN

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- 3.57 acre development site
- May suit industrial development STPP
- EC1.3 Employment Allocation with Local Plan
- Located on the fringe of Skelmersdale
- Well located for motorway links via M58 & M6
- The site is held Freehold under Title No. LAN24902.



Map Data: Google Earth

LOCATION

The site is located at Moss Lane, in the well established White Moss Business Park, at Junction 4 of the M58 motorway and 1.5 miles from Skelmersdale Town Centre.

DESCRIPTION

The site provides an excellent development opportunity STPP. The site is mainly soft, grassed farmland, which has an employment allocation in the West Lancashire Borough Council local plan.

ACCOMMODATION

We have assumed the site to have the following area, which has been derived from the Nimbus online mapping system:

Description/Floor	Hectares	Acres
Site Area	1.44	3.57

SERVICES

Interested parties are advised to make their own enquiries with respect to the availability of mains services to the site.

TITLE/TENURE

The site is held Freehold under Title No. LAN24902.

SALE PRICE

Offers in excess of £1.25 Million - The sale may be subject to VAT.

PLANNING

The site is located in the local Plan as EC1.3-Employment allocation South & East of White Moss Business Park. Interested parties are to make their own enquiries of the Local Planning Authority.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

VIEWINGS

By appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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