

LAND TO SOUTH OF OASIS BUSINESS PARK

Prescott Road, Skelmersdale, WN8 9RD



Key Highlights

- Situated within an established industrial location, with excellent links to the motorway being adjacent to J5 of the M58 and only 2.5 miles from J26 of the M6.
- Development potential for a variety of uses, subject to planning permission.
- Total site area approximately 1.4 acres (0.57 hectares).
- Offers are invited in excess of £125,000 plus VAT.

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Location

Skelmersdale is located in West Lancashire approximately 6 miles to the west of Wigan and 13 miles to the north east of Liverpool.

The site is located on Prescott Road, within West Pimbo in Skelmersdale. It has excellent links to the motorway being adjacent to Junction 5 of the M58 and only 2.5 miles from Junction 26 of the M6. Public transport via bus routes is within easy reach and Upholland Railway Station is a two minute walk.

The Best Western Manor Hotel lies within very close proximity. Other notable nearby occupiers include Matalan, Proctor & Gamble, Carrier Lift Group, Pepsi Co and SCA.

Description

The property comprises a parcel of undeveloped land being generally level in topography and bounded to the west by Prescott Road, south by a public footpath, east by Pimbo Lane and north by Oasis Business Park.

Currently, the front of the site comprises a small copse of juvenile trees and shrubs whilst the balance is predominantly grassed.

In total the site extends to approximately 1.4 acres (0.57 hectares).

Tenure

Freehold.

Price

Offers are invited in excess of £125,000 plus VAT.

Vendor's Costs

The purchaser will be responsible for the Vendor's costs as follows:

Savills	£1,750 plus VAT
Legal	£1,250 plus VAT

VAT

VAT is applicable to the sale.

Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

Viewing

The property can only be inspected from the roadside and public footpath.

Further Information

Strictly by appointment only with the Sole Agent, Savills.

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