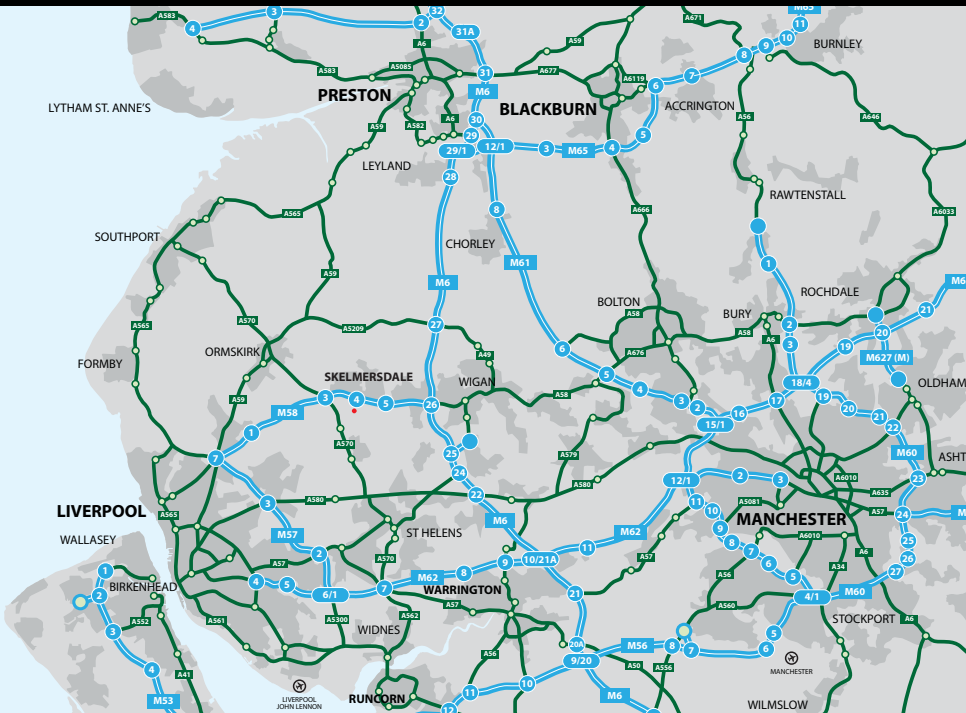


# LAND FOR SALE

WHITE MOSS BUSINESS PARK  
SKELMERSDALE, LANCASHIRE WN8 9TG



- 3.58 acres of commercial greenfield development land
- Prominently located just off Junction 4 of the M58 on Whitemoss Business Park
- Highly accessible location with excellent motorway and main road connectivity
- Extinct planning permission for 29 self-contained office buildings providing a total of 68,000 sq ft of accommodation
- Freehold and with vacant possession
- Our client is seeking offers for their Freehold interest, subject to contract and exclusive of VAT



## SKELMERSDALE

Skelmersdale was the North West's first new town designated in 1961 and is recognised as the principal economic focal point for the West Lancashire region.

The town is situated strategically on the M58 motorway between Liverpool and Manchester. The M58 links with the M6 approximately 4 miles to the east at junction 26. As one of the new towns built in the 1960s, Skelmersdale enjoys the benefit of a purpose built road system linking well planned industrial estates directly onto the motorway.

Transport communications include:

- LIVERPOOL 20 MILES
- MANCHESTER 30 MILES
- GLASGOW 205 MILES
- LONDON 212 MILES

Skelmersdale has a resident population of approximately 40,000 people with major employers in the town including the Co-Operative Bank, Asda, Proctor & Gamble, Great Bear, DHL and Matalan.

## SITUATION

The unit is strategically located approximately 250 metres from Junction 4 of the M58 motorway and 4.5 miles from Junction 6 of the M6.

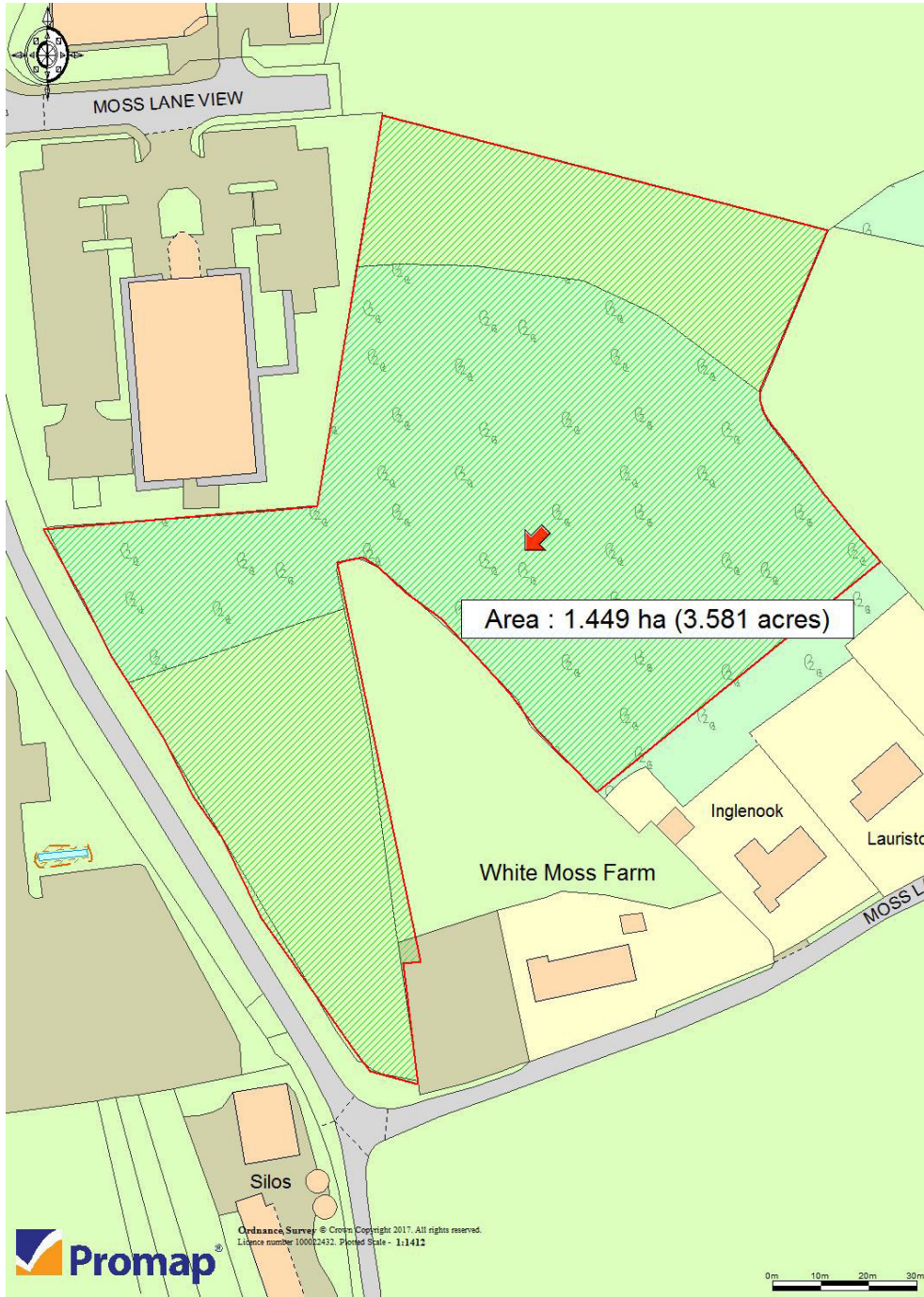
The Port of Liverpool is 14 miles to the south west, where construction is underway on the new post Panamax container port (Liverpool2), which will be capable of bringing some of the world's largest container ships into the North-West region.

The first terminal opened in November 2016 with the second terminal opening November 2016.

Liverpool2 can accommodate 95% of the global container vessel fleet, and will enable the Port of Liverpool to house two 13,500 TEU post-Panamax vessels simultaneously.

This creates the capacity to handle the next generation of container ships and empowers the Port of Liverpool to be the UK's national gateway and transshipment hub for Ireland.

Atlantic Container Line (ACL) has chosen the Port of Liverpool as the UK port of call for its new five-strong fleet of the world's largest RORO/container ships (CONROs) after a review of potential schedules, market potential and opportunities for its North Atlantic Services. ACL has the five new G4 CONRO vessels currently under construction in China, each with container capacity of 3,800 teu containers.



## DESCRIPTION & PLANNING

The 3.58 acre site has an extinct planning consent for the construction of 29 self-contained office buildings providing a total of 68,000 sq ft of accommodation.

Full details of the historic planning application can be found [here](#).

Please feel free to contact the local planning authority at West Lancashire Borough Council for further advice and guidance on 0195 577177.



## TENURE

Freehold – Title Number: LAN24902

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a TOGC.

## PROPOSAL

**Our client is seeking offers for their Freehold interest, subject to contract and exclusive of VAT.**

For further information or to arrange an inspection, please contact:

**James Kinsler**

Tel: 07825 870209

Email: [jk@christopherdee.co.uk](mailto:jk@christopherdee.co.uk)

**Mark Powell**

Tel: 07825 077724

Email: [mp@christopherdee.co.uk](mailto:mp@christopherdee.co.uk)

**Chris Bathurst**

Tel: 07957 138003

Email: [cb@christopherdee.co.uk](mailto:cb@christopherdee.co.uk)



Christopher Dee LLP  
40 Peter Street  
Manchester  
M2 5GP

MISREP: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Christopher Dee LLP nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable or fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Design by Ask Design Ltd. 0161 976 1836. April 2017.