

Parcel of land, off Crow Lane West,  
Newton le Willows WA12 9YN

Commercial land formerly used as builders supplies  
Approx 0.52 acres

# for sale



## Offers in excess of £250,000

- Land extending to circa 0.52 acres
- Former builders yard but suitable for alternative uses subject to gaining necessary planning consents
- Located just off Crow Lane West (A572)
- Good connectivity to regional motorway network via J23 of M6 motorway

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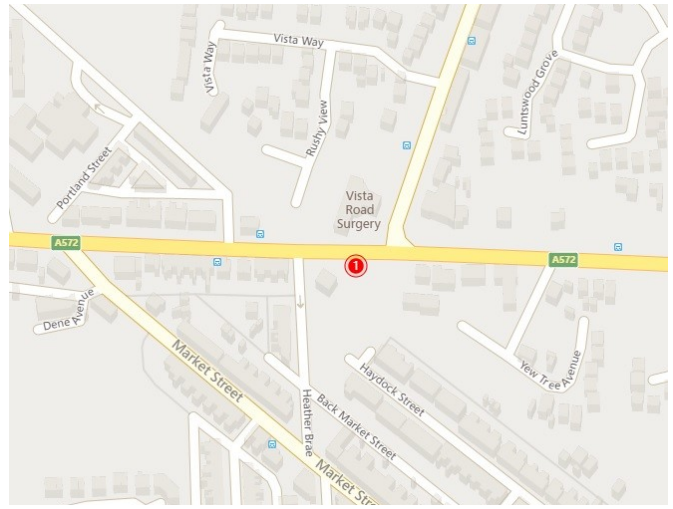
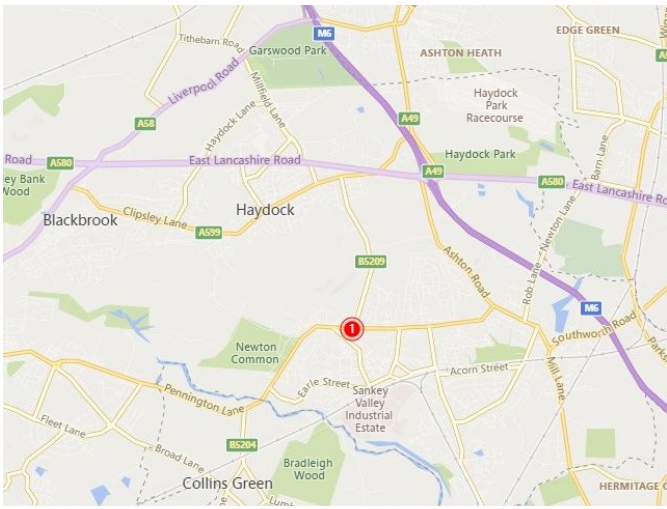
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## Location

The subject is situated directly off Crow Lane West, the A572 which is the main highway through Newton le Willows and providing connectivity to J23 of the M6 motorway to the east and through to the towns of Haydock and St Helens to the west. The site is situated close to the centre of Newton le Willows in a mixed residential and commercial area and is well placed to benefit from local and regional amenities and the regional transport network.

## Description

The parcel of land is irregular in shape with level surface of mixed coverings providing hardstanding and containing a number of features associated with its previous use as a building supplies yard. The site is secured to its boundaries with a gated entrance off Crow Lane West. The site is considered suitable for ongoing commercial uses or potentially redevelopment subject to gaining necessary planning consents.

## Accommodation

We estimate the site area is circa 0.52 acres.

## Services

Whilst services have been connected to the site in the past it is recommended that any purchaser ensures that mains services as required for their proposed use are available to the site.

## Rating

Interested parties should make their own enquiries with St Helens Council to establish the rates liability that may be levied upon them by their occupation of the site

## Planning

Having previously been utilised as open storage for the purpose of a builder suppliers merchants the site is considered suitable for ongoing similar commercial uses however it is also considered suitable for redevelopment, potentially to other commercial use or even residential. It is however advised that any interested parties make their own enquiries with St Helens Council Planning Department regarding any proposals they have for the site to establish whether planning consent is required or not.

## Price

Offers in excess of £250,000

## Tenure

We understand the site is held by way of 2 separate freehold titles numbered MS152096 and MS37181 respectively.

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not applicable on this transaction.

## EPC

The existing buildings on site have attracted an EPC rating however it is considered that these buildings are at the end of their commercial life spans and any purchaser would look to utilise the site for alternative purposes or certainly consider the buildings redundant.

## Legal costs

The proposed purchasers are to be responsible for the Vendors responsible legal costs up to a maximum of £1,500 plus VAT.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Ref: AG0646

July 2022

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