

FOR SALE

Industrial/Warehouse Development Sites

Total 12.59 Hectares (31.10 Acres)



**Lockett Road,
South Lancashire Industrial Estate,
Bryn, Wigan,
WN4 8DE**

Location

The subject property is situated on the north side of Lockett Road on the South Lancs Industrial Estate at Ashton-in-Makerfield, Wigan, with the adjoining properties primarily Industrial/Commercial in nature.

The property is situated approximately 3³/₄ miles due south of Wigan Town Centre and just over 2 miles south east of Junction 25 on the M6 Motorway.

Description

The Sites

These are shown on the plan and are briefly described as follows:-

1. The Main Site Area B 18.67 acres
2. Development Land Area A 7.66 acres
3. Development Land Area C 4.77 acres

The current state of the Main Site is that this has been cleared of the Damaged/Destroyed Structures.

The concrete floor slab on Site B remains in-situ.

Contamination

There are currently no known pollution or contamination issues associated with the sites, however, the Council under Part IIA of the Environmental Protection Act 1990 may potentially investigate any land with a former historical land use or current sensitive end use in the future.

Currently their historical maps are being digitalised. Once this has been carried out a prioritisation list of potentially contaminated sites will be developed. Given the current industrial use of the site it is likely to be classed as potentially contaminated but will be given a low to medium priority.

Should the current use of the site change to a more sensitive end use, such as residential housing then the site will be given a much higher priority unless contamination issues are resolved through the planning process.

Business Rates

The property ceased to be rated in May 2011 with the destruction of the Buildings on Site B.

Site Services

Gas and Electricity (Three Phase) have been terminated at the Site Boundary on Lockett Road to Site B.

Mains Water has been turned off at the fence on Site B.

Foul Drainage has been blocked off.

Surface Water drainage is in situ.

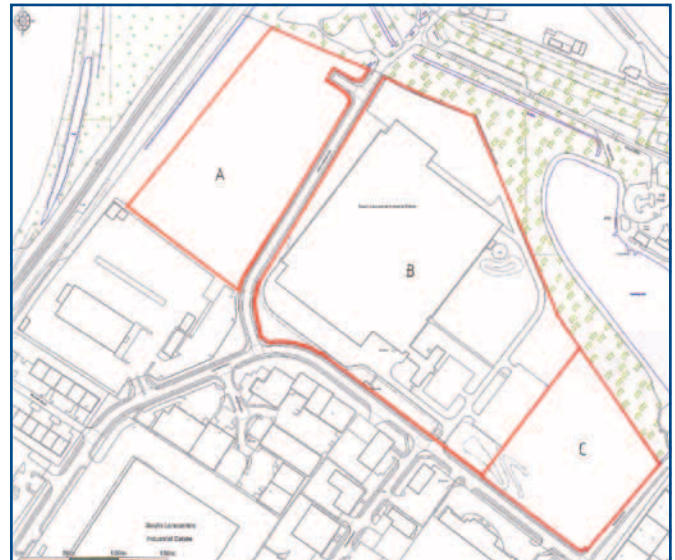
Planning

The current status of the approved Planning Consent is that of B8 Storage and Distribution.

The Local Planning Authority, Chief Planning Officer, advised as follows on the 15th September 2011.

"Firstly I can confirm that should the site as a whole be subject to a comprehensive scheme for re-development we would have no issue with the diversion of Three Sisters Road. This road is not adopted.

The link road to the motorway junction remain as aspiration but this is only likely to take place should the expansion of the industrial estate to the east take place. This road is no longer subject to any allocation or policy within the development plan.



With regard to the site, it is allocated as a Primary Employment Area and therefore B1, B2 and B8 uses are acceptable. As part of any application certain information will be required such as flood risk assessment, transport assessment, air quality assessment but the exact requirements can only be confirmed when a proposal is put before the Council."

Tenure

Freehold and free from Rent charge.

Price

On application to the retained Agents.

V.A.T.

May be payable on the purchase price.

Legal Costs

Each party to bear its own legal costs.

Contact

John Haworth FRICS
Suites 56/57, Barton Arcade, Deansgate, Manchester M3 2BH

Tel No. 0161 834 8746, Fax No. 0161 832 2086
johnhaworth@salisburyhamer.com

