



Park Lane Business Estate M6 Junc.25 (A49 Wigan Road), Ashton in Makerfield WN4 0BZ

FOR SALE



Price on application



YARD 1 – PARK LANE BUSINESS ESTATE



YARD 2 – PARK LANE BUSINESS ESTATE



YARD 3 – PARK LANE BUSINESS ESTATE

Park Lane Business Estate is a sought after location and an opportunity to acquire a significant business estate premises extending to approximately 6 acres (2.43 ha) of developed land located on the M6 J.25 with gated entry from the A49 Wigan Road, Ashton in Makerfield.

The site incorporates several secured yard premises with general purpose portal frame workshop and storage buildings which are currently let on short term agreements and is therefore an excellent investment opportunity and/or business relocation with vacant possession of all parts within 18 months, subject to legal confirmation.

There is excellent access around the site. Mains services include an electricity substation.

Yard 1 – edged in red
Approximately 2.81 acres (1.14 ha) comprising a 6 bay general purpose steel portal frame workshop extending to approximately 6025 ft.² (560 m²) within a secured yard together with a large tarmac surfaced car parking area with approximately 65 parking bays together with a modular range of office buildings extending to approximately 10,545ft.² (980 m²)

Yard 2 – edged in blue
Approximately 1.26 acres (0.51 ha) comprising an 8 bay general purpose building extending to approx 8242 ft.² (766 m²) together with a modular office 656 ft.² (61 m²) within a secured yard.

Yard 3 - edged in green
Approximately 0.66 acres (0.27 Ha) comprising an agricultural building extending to approximately 2324 ft.² (216 m²) within a secured yard.

Yard 4 – edged in orange
Approximately 1.23 acres (0.50 ha) comprising a portakabin office, general purpose building extending to approximately 1786ft.² (166 m²) within a secured yard.

Estate Road
Access is via an existing private estate road which will be a shared access for NWS Training Site, Park House Farm, No.656 Wigan Road, Agricultural Yard and Office Site at Link Farm subject to shared maintenance provisions.

Services
We are verbally advised that mains water and electricity is connected. An electricity substation supplies the estate. Private foul treatment settlement tank.

Business Rates – from 1 April 2023
Yard 1 - Rateable Value £63,500
Yard 2 - Rateable Value £52,000
Yard 3 – Not rated. Agricultural
Yard 4 - Rateable Value £10,000

Current Occupiers
Yard 1 – TXM Plant in administration
Yard 2 – McVeigh Parker
Yard 3 – Carnell
Yard 4 – Nurture Landscapes Limited



YARD 4 - PARK LANE BUSINESS ESTATE

Occupational Licences and Leases *subject to contract and subject to legal confirmation*

We are advised that there will be vacant possession available within 18 months from completion of sale

We are advised that the passing rent roll is understood to be equivalent to £289,000 per annum subject to legal confirmation

Planning

The premises is located within the Wigan Council local planning authority.

Replacement Unitary Development Plan (2006)

Yards 1 and 4 – Policy Primary Employment Areas: Haslemere and Landgate

Yards 2 and 3 – Policy Green Belt

Planning History;

Yard 1-

Site 21no. modular buildings to provide 605 sq. metres of office accommodation. Ref. No: A/09/73276

Use of land as a contracting depot including the retention of ancillary offices and the provision of further ancillary offices, a workshop and storage area.

Ref. No: A/99/51301

The receipt, storage, recycling, processing and despatching of construction of industry waste material. Ref. No: A/98/48225

To extend contracting depot onto approximately 0.057ha of adjoining land, extend existing offices (floor space 236 square metres), erect workshop (floor space 587 square metres), site 9500 gallon diesel tank and layout car park and adjacent hard-standing. Ref. No: A/01/53529/FULL

Yard 2-

Certificate of Lawfulness for the continued use for B2 and B8 storage and general industrial purposes Ref. No: A/16/82477/LUCE

Yard 3-

To erect agricultural building Ref. No: A/15/81377/FULL

Highways

We are verbally advised that Wigan Road is an adopted highway maintainable at public expense.

The business estate has access to the adopted highway via a private estate road with shared maintenance provisions.

Commercial EPC

We have appointed an EPC assessor to carry out EPCs on the office accommodation and EPC ratings and recommendation reports will be uploaded to our marketing details when available.

Asking Price: Price on Application

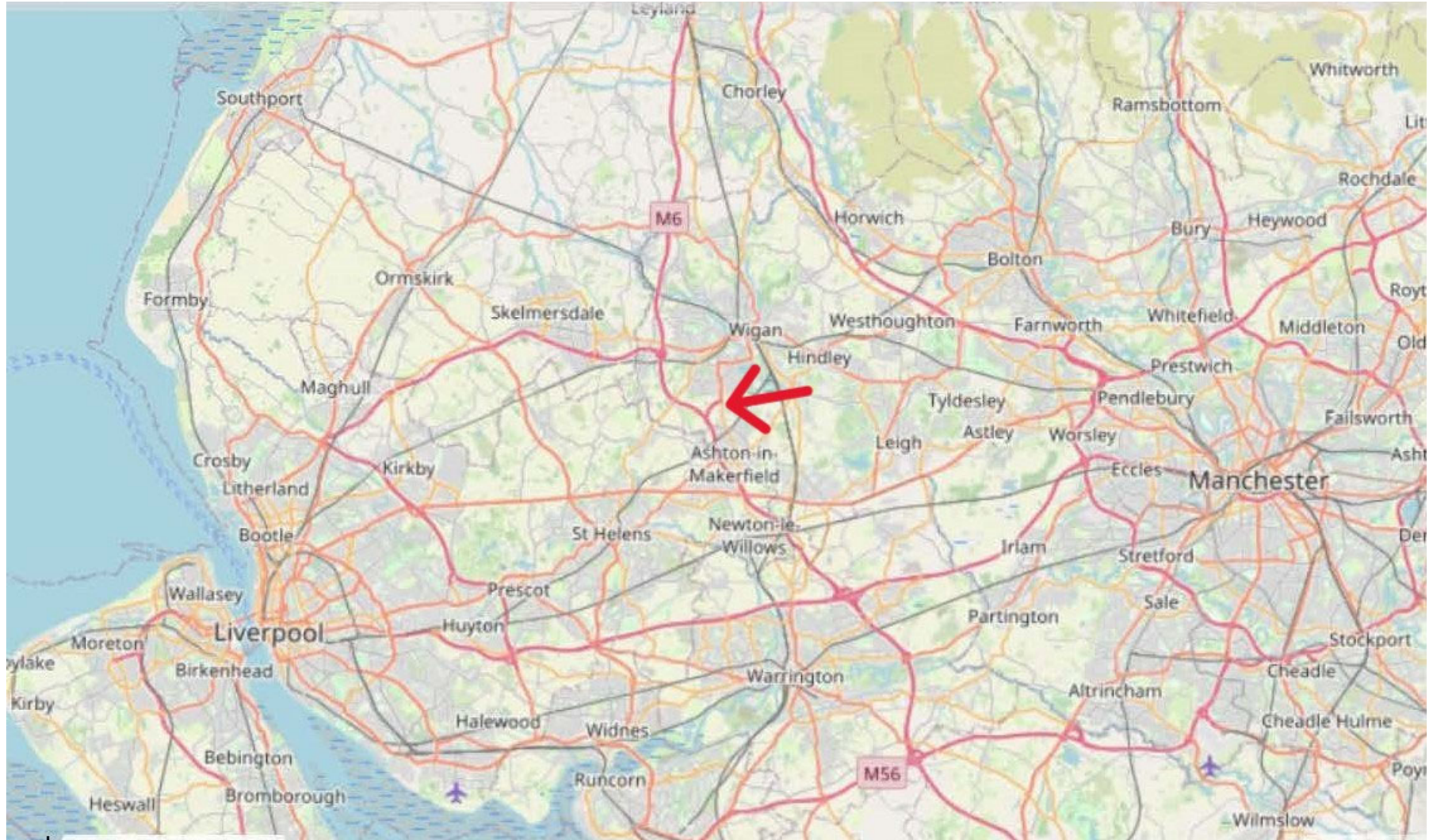
Viewings – By strict appointment with the selling agent

email to adamp@shpvaluers.co.uk

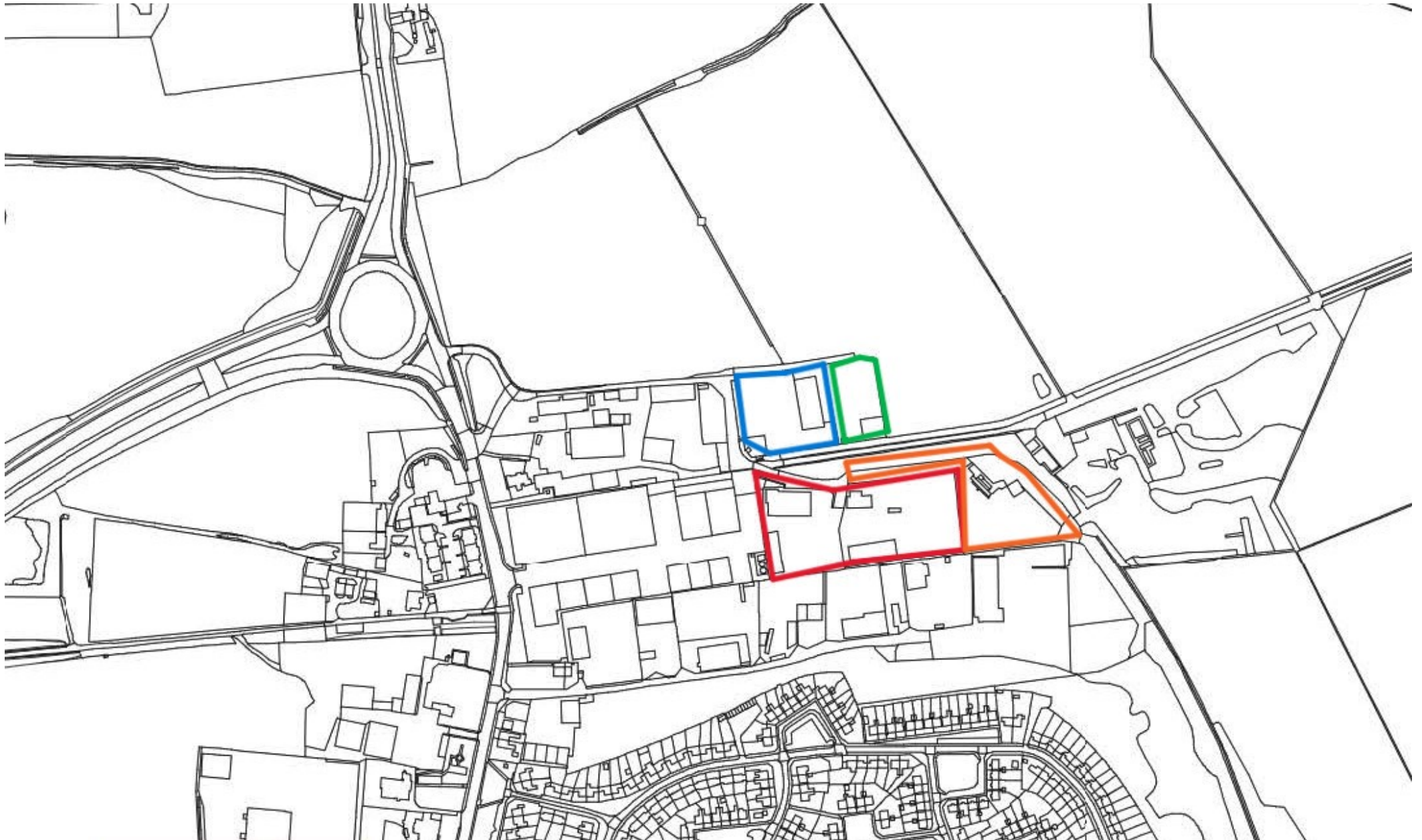
Directions: What3Words [pipes.venues.serve](https://www.what3words.com/pipes.venues.serve)

LOCATION PLAN

Park Lane Business Estate WN4 0BZ



Identification Plan – not to scale, subject to legal confirmation



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www.shpvaluers.co.uk

SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.