

**PLOT 1 HAYDOCK GREEN | HAYDOCK | J23 M6**

- On J23 of the M6
- Detailed planning consent in place for unit of 125,000 sq ft
- Site access and off site Section 278 works complete
- 'Oven Ready' site suitable for immediate development



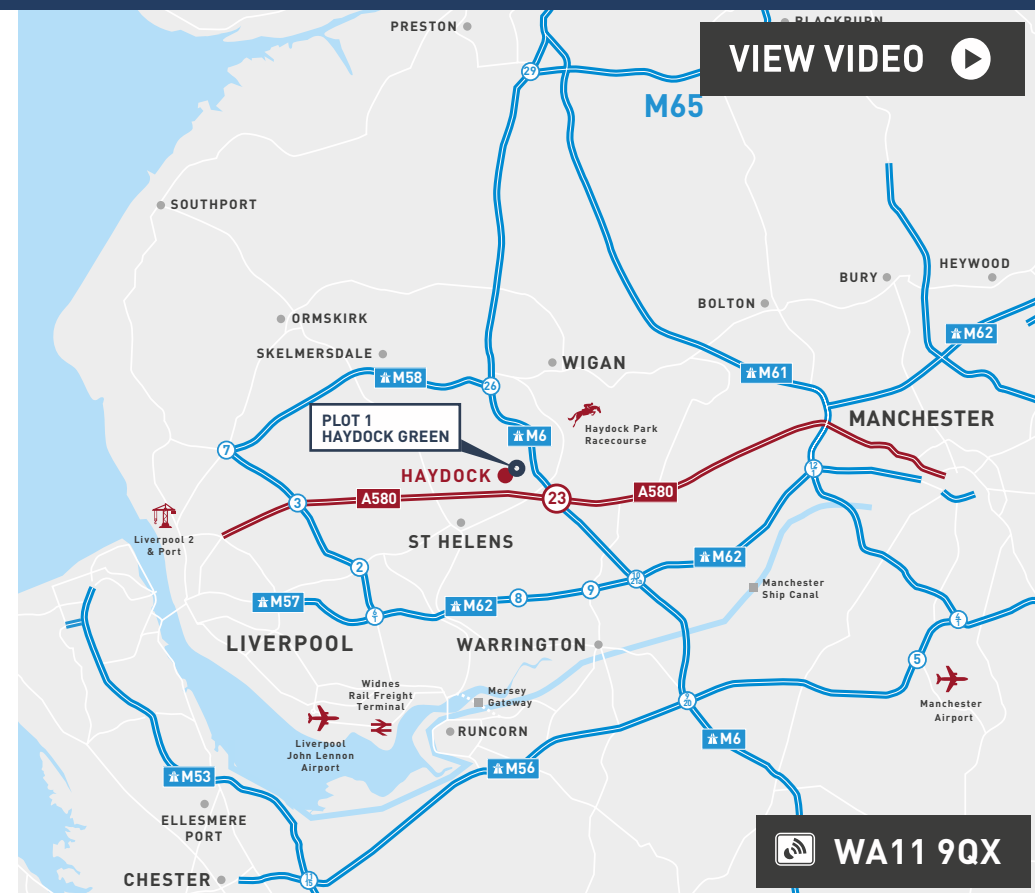
# DESCRIPTION

The site comprises at 7.3 acre clear development site with estate road access in place and required off site Section 278 works complete so 'Oven Ready' for immediate development.

The site forms part of the Haydock Green industrial / logistics scheme fronting J23 of the M6 and the site is situated in front of a newly built 377,000 sq ft distribution warehouse constructed as a pre-let to healthcare logistics company, Movianto.

The site has an existing detailed planning consent to build a unit of 125,000 sq ft on a self-contained site with a specification as follows:

- 14m - 17.5m eaves
- 4% office / amenity block
- 4 dock loading doors
- 3 level access loading doors
- 110 car spaces
- 60m yard depth
- Low site density of 37%
- Sprinkler System



## HGV DISTANCES

 Liverpool 20 miles	 40m
 Manchester 22 miles	 27m
 Liverpool John Lennon 25 miles	 39m
 Hams Hall 97 miles	 2h 50m
 East Midlands 98 miles	 3h
 Immingham 130 miles	 2h 30m
 London Heathrow 197 miles	 3h 08m

# UNIT 1 HAYDOCK GREEN

Existing Planning Consent Layout

- ① 110 CAR SPACES
- ② SITE ENTRANCE AND SECURITY BARRIERS
- ③ 60M DEPTH CONCRETE YARD
- ④ ADDITIONAL YARD FOR HGV WASH, FUEL STATION AND TRAILER PARKING
- ⑤ 4 NO DOCK LEVEL LOADING DOORS
- ⑥ 3 NO LEVEL ACCESS LOADING DOORS
- ⑦ DEDICATED TRANSPORT OFFICE
- ⑧ INTEGRAL TWO STOREY OFFICE / AMENITY SPACE
- ⑨ SPRINKLER TANK APRON
- ⑩ 14m - 17.5M HIGH BAY WAREHOUSE SPACE

 M6

PENNY LANE

60 m

④

③

⑤

⑦

⑥

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②

①





**COSTCO**  
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**BOOKER**

**Sainsbury's**

**OM Movianto**  
AN OWENS & MINOR COMPANY

**ERIKS**

**syncreon**  
supply chain synergy

**Aimia**  
foods

**ALFAGOMMA**

**Rentokil**  
Initial

**GCE**  
Gas Control Equipment

**PENNY LANE**

**M6**

**J23**

**TO J23**

**A580**

**TO MANCHESTER**

**TO LIVERPOOL**





[VIEW VIDEO](#)

## TENURE

The site will be available to purchase on a freehold basis with the benefit of available information to facilitate development.

## PRICING

We are instructed to invite freehold offers for the site.

## PLANNING

The existing planning consent for a proposed warehouse unit of 125,000 sq ft on the site can be viewed on St Helens Council planning portal ref: P/2015/0571 with a variation ref: P/2018/01211573.

## CONTACT

For further information please contact the sole selling agents:

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Sale on behalf of Administrators.

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