

# For Sale

(May Let)

**Young  
&co**  
PROPERTY  
CONSULTANTS  
LIMITED

OPEN STORAGE / DEVELOPMENT LAND

## Junction Lane, Sankey Valley Industrial Estate, Newton-le-Willows WA12 8DN



□ C. 3 Acres  
(1.21 ha)

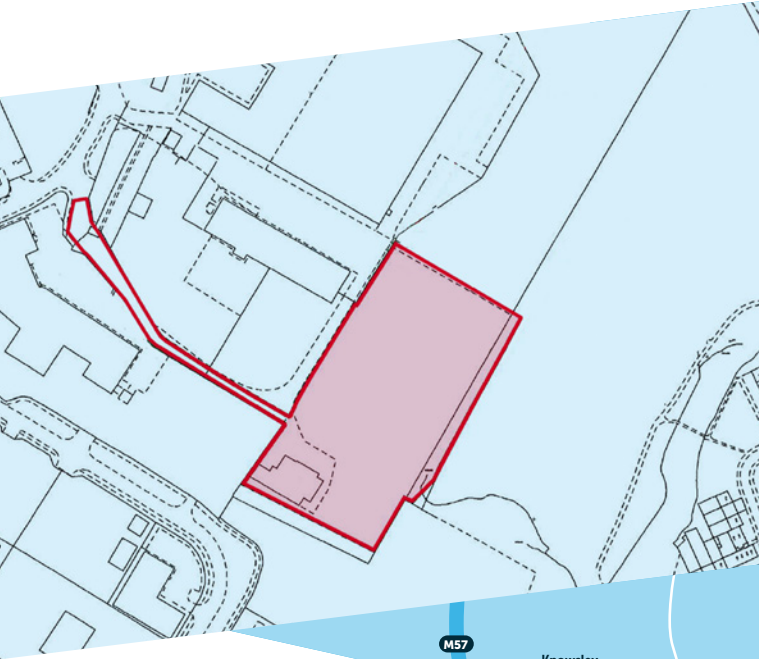
- Situated in a well-established industrial location close to Newton-le-Willows town centre
- Development opportunity
- Excellent transport links
- Rectangular shaped site

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[youngandco.org.uk](http://youngandco.org.uk)

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## OPEN STORAGE / DEVELOPMENT LAND

# Junction Lane, Sankey Valley Industrial Estate, Newton-le-Willows WA12 8DN



### Description

The site comprises a rectangular shaped plot which is relatively flat. It is accessed from Junction Lane (in between Shawton Engineering Ltd and Trucks 2 Go) - Neither of these businesses are affected.

The land is available on either an unconditional or a subject to planning basis. It is suitable for either open storage use or for commercial development/industrial or distribution uses subject to planning. Interested parties should initially make enquiries through the selling agent Young & Co but subsequently through the planning authority at St. Helens Council.

Services will be available from the main estate roads around Sankey Valley Industrial Estate.

### Location

The site is situated off Junction Lane (at the rear of Shawton Engineering Limited/Trucks 2 Go) on the established Sankey Valley Industrial Estate close to Newton Le Willows town centre.

It has easy access to the national motorway network via Junction 23 of the M6 at Haydock, approximately 3 miles to the North and Junction 9 of the M62 at Warrington, approximately 4 miles to the south.

### Terms

The site is offered For Sale/To Let - price or rent upon application.

### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to VAT.

### Rates

Not yet assessed.

### EPC

Not required.

### Viewing

By prior appointment with the sole agents -contact Dean Young at Young & Co on 07825 170475

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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication Oct 2019.

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