

# **Employment Land Market Report**

**For**

**Land at**

**Westgate, Skelmersdale**

**West Lancs**

Prepared by  
Aherne Property Consultants Ltd

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## 1. Executive Summary

1. Aherne Property Consultants (APC) has been instructed by Aldi Limited (Aldi) to prepare an Employment Land Market Report in support of a planning application, proposing a neighbourhood food store (Use Class E) and trade counter unit (Use Class B8) development on a 1.16 ha site on Land at Westgate Skelmersdale, the Application Site.
2. The structural changes in the logistics market have been accelerated by the pandemic resulting in take-up of logistics space nationally been the highest on record. Apart from essential retail including food the high street has been closed resulting in e-commerce rapidly growing to 30% of the market. Approximately 10% of take up in 2020 directly related to the pandemic. Strongest demand was seen for large warehousing over 100,000 ft.<sup>2</sup> in highly accessible motorway locations accounting for 80% of the market. The application site can satisfy neither.
3. There has been unprecedented level of speculative development of smaller industrial units in West Lancs at Burscough within easy access to the Application Site. This has led to high availability rates of good quality industrial units within the Borough. The pandemic also accelerated changes in office workers behaviour, the greater use of cloud computing and remote working, although the full effects of this remain uncertain. What is clear however is that out-of-town office market which has been declining in recent years remains weak. While there was an office building on the Application Site it has been removed as there was no foreseeable demand. There are modern high quality buildings and suites close by in Skelmersdale Town Centre and Business Parks which have long-standing voids and are being offered on easy terms at low rents making the viability of refurbishment unviable.
4. There have been Employment Land Studies undertaken by GL Hearn & BE Group as well as Annual Monitoring reports. These Studies have identified that West Lancs has a relatively small industrial market and they also recognised that the office market in Skelmersdale is weak. One of the Studies also undertook a Market Attractiveness Study of Employment Sites and found that the Westgate area in which the Application site sits was a relatively poor employment area suitable only for local businesses. It also went on to say that where employment sites in this category were no longer suitable, they should be considered for alternative uses.
5. An analysis of take up and current supply identifies 32 years of available land supply. The Application Site is not included within the current supply figures and therefore its loss for retail use would not reduce supply. To the contrary the Planning Application includes a 4,000 sq ft (372 sq m) employment unit which otherwise would not be delivered.
6. An audit of the existing employment buildings on the western side of Westgate has established that this is occupied by a wide variety of different uses, including some 60% of the units being used for retailing, professional services, leisure and sui-generis purposes. This provides further evidence of there being limited demand for space for occupation by traditional 'Use Class B' uses in this part of Skelmersdale.

7. The Application Sites characteristics also do not lend themselves to employment development in that the site is irregularly shaped, slopes form North to South and has residential accommodation close to two boundaries. All these factors count against its development for employment. The Tests within Planning Policy G4 for releasing the site for alternative uses can be comfortably met therefore allowing the site to be developed for proposed scheme which in any case also includes an employment unit.
8. The site has been market since 2016 and no enquiries for the office space were received. The offices were subsequently demolished and no meaningful interest for employment redevelopment uses were received. Indeed, apart from the current scheme the only interest was for residential development, but these did not even materialise into an offer for the site.
9. A Viability Appraisal has been undertaken for an employment scheme. The assumptions use market values and costs but also reflect site specific issues. Not only does this not meet a minimum developers return of 20% but makes a loss of over £1.7 million. Even if a developer was interested in bringing forward an employment scheme it would be unviable.
10. In conclusion the site has no real prospects of coming forward for its existing use for the foreseeable future and the Application should therefore be granted.



## 2. Introduction and Scope of the Report

1. Aherne Property Consultants has been instructed by Aldi Ltd (Aldi) to prepare an Employment Land Report to support a detailed planning application proposing a neighbourhood food store (Use Class E) and trade counter unit (Use Class B8) development on Land on Westgate Skelmersdale. An existing site plan and proposed scheme plan is attached in Appendix 1 showing the Application Site which extends to 1.16 ha.
2. I am Andrew Aherne and principal director of the firm Aherne Property Consultants Ltd, which was incorporated in September 2014 and is regulated by the RICS. For the previous 15 years I was a director at Matthews and Goodman and then Lambert Smith Hampton (LSH) and the five years preceding that an associate director at Fletcher King, all based in Manchester dealing with property throughout the North West of England.
3. I have specialised in commercial property and employment land since 1987. As a property consultant, I have advised and currently advise national and regionally based development/property companies and occupiers of property. Over the years I have also advised Homes and Communities Agency (now Homes England) on their landholdings in Skelmersdale and was involved in a number of transactions on their behalf including the sale of land to Ainscough Metals.
4. I have provided advice on both the acquisition and disposal of employment accommodation and employment land for its continued use and redevelopment. In addition, I have advised on the value of property, the state of the property market and supply and demand of accommodation.
5. The scope of the report will be to explore the impact of the loss of part of this employment site on the supply of employment land in Skelmersdale and West Lancs by considering the following:
  - explain that the current market for employment space for offices and industrial has significantly changed so that demand for employment units on the Application Site is limited. There is no existing or foreseeable demand for logistics units.
  - review the history and context of the Land on Westgate, in regard to its existing use, deal with the current appropriateness of the site for the current market and summarise marketing undertaken.
  - demonstrate the current proposal reflects the current and foreseeable market and is the best prospect for deliverability.
  - undertake Development Appraisal to determine whether the continued use of the site for employment is viable.

### 3. Property Market

1. This section will provide an analysis of the Application Site setting out its unsuitability for continued employment use. It will do this by exploring the dynamics of the property market for employment land within the M6 corridor and West Lancs, the market areas in which the Application Site falls. It will consider the suitability of the current site for employment and market conditions. It will do this by addressing the following issues in detail:
  - Economic backdrop and structural change
  - Overview of industrial & logistics market.
  - Industrial development in the M6 Corridor and West Lancs.
  - Overview of the office market.

#### Economic backdrop and structural change

2. Notwithstanding the Covid Pandemic, Brexit and uncertainties in the UK and World economy the industrial and logistics market has remained active. The UK market generally has experienced a high level of occupier, developer and institutional activity with vacancies rates low and a shortage of readily available development land for warehousing and logistics use in all the major economies. Demand for industrial/manufacturing space is more uncertain.
3. The economy has performed well in the last few years nationally with industry creating demand and the industrial and logistics sector recording robust growth. That said in 2020 GDP contracted by 9.9% making it the worst year for the economy for nearly 300 years. Following the reintroduction of lockdown measures in the first few days of 2021, GDP in January is estimated to have fallen a further 2.2% although initial estimates are that GDP is returning to positive growth in February with an estimate of 0.4%.
4. While the vaccine roll-out provides hope, the scars on the economy caused by the pandemic have not yet fully expressed themselves due to the Governments furlough and tenant protection schemes. While Brexit is done, there are still significant uncertainties as to the UK's future trading relationship with Europe which when combined with the impacts of the Pandemic give rise to considerable uncertainty for the UK economy for the foreseeable future.
5. The rise of ecommerce is now the single most important issue driving activity in the industrial and logistics sector. The UK is Europe's most mature ecommerce market with over 30% of UK retail sales now taking place online (up from 20% in 2019) fuelled principally by the Pandemic and forced closure of the high street. This rapid change has presented real challenges for retailer supply chain management, and while this spike in demand will inevitably subside a proportion of this growth will remain permanent.

6. In contrast to the ecommerce sector output from the manufacturing sector fell 8.6% during 2020 due to production shut-downs, supply chain issues, general business interruption due to COVID restrictions, labour issues and faltering customer demand. January 2021 saw the lowest flow of goods through UK Ports, down 17% year on year although some of this can be put down to stockpiling before the Brexit deadline and teething problems associated with the introduction of red tape at borders. February figures point to a significant bounce back being up by 46% although are significantly below 2019 levels due to varying levels of lockdown in EU markets and indeed trade barriers.
7. Regarding office markets, the service sector remains a dominant proportion of the economy and office markets remain an important part of the property market. Technical advances have had a dramatic impact upon the way we occupy office space in a similar way, but for different reasons, to the industrial logistics market. The office market has polarised into large SMEs and larger corporations' requirements, where high quality environment, accessibility and amenity offer is essential. This is reflected in the large-scale development that is taking place in city centres such as Manchester and to a lesser extent Liverpool, which is in stark contrast to out-of-town sites where there is no development and indeed has not been for over a decade.
8. In addition, there has been a growth in new start-ups and the emergence of new technologies such as cloud computing, has created increased demand for serviced offices, small office suites and homeworking. This has had a significant impact on the demand profile for offices in that the boom of out-of-town pavilion style office developments with minimal amenities that took place in the 2000's quickly became outdated and replaced by more serviced offices and homeworking activities.
9. Again, this trend has been accelerated during the Pandemic as City Centres effectively shut down for long periods and businesses invested in IT and remote working initiatives for their staff. With the vaccine roll out and the announcement of the Governments road map for opening the economy and City Centres the picture will change. At this early stage it is difficult to point to hard evidence of the extent this uncertainty is having, but there are a number of investment decisions that have ceased or are being delayed until there is more clarity in financial and economic markets. This could have a negative impact upon investment yields which are expected to increase, making the viability of office development difficult. Inevitably there will be numerous investors and businesses reviewing their options, the impact of which is already giving rise to increased uncertainty in the market and potential negative impact on office values particularly in secondary locations.

## Overview of Industrial & Logistics market

10. 2020 was an exceptional year for the sector with national take up at an all-time high at just below 60 million sq ft. This seems unusual in a year when the Pandemic manifested itself. Q1 did see take up drop off a cliff but demand bounced back for the remainder of the year. It is estimated that c 10% of total take up was directly attributed to contingencies relating to the Pandemic which also fuelled a huge customer switch to online galvanising many occupiers to pressing on with plans to expand their logistics footprint.

11. Remarkably Amazon alone accounted for 20% of the entire take up which included three deals in excess of 2 million sq ft. This reflects the pattern of demand in that large and super large warehouse accounted for nearly 48 million sq ft or 80% of the market with the take up of XL warehouses (warehouses of over 250,000 sq ft) up 40% on the annual average.
12. Take up in the North West has experienced a similar pattern. Total take up was 5.7 million sq ft 18% above the 5 year average. While take up was up in all size bands above 50,000 sq ft take up of XL warehouses was up a massive 124%. A significant proportion of demand was from a spike in take up from the food and medical sectors, some of which was enviably COVID related, as well of course as e-commerce.
13. While demand was up, supply also increased in the North West by 35% to stand at 12.1 million sq ft. This is the highest since 2016 and increased across all size bands. This rise is explained by a combination of second-hand units coming back to the market as well as new speculative completions.

*Note: Statistics in this section obtained from the Lambert Smith Hampton Industrial & Logistics Report 2020*

## Industrial and Logistics in the M6/M62, M58 and West Lancs Markets

### M6/M62 Market

14. This national pattern of demand is reflected in this market area, parts of which have a long history of mail order and emerging internet based business. The North West region has a substantial presence in the mail order industry which was arguably the pre cursor to e-tailing. Historically the major players in this sector are Littlewoods of Liverpool and N Brown of Manchester and was a key factor in the decision making of the shopping channel QVC choosing Knowsley a couple of decades ago. This skill base has also helped spawn a very successful and rapidly growing number of internet e-tailers which now play a major role in the industrial and logistics market in recent years. Many of businesses in this sector require very large sites which is borne out in the stats stated above and they require excellent access to labour and crucially motorway access. There are numerous recent examples of these with the latest as follows:
  - Amazon - 500,000 ft <sup>2</sup> at Florida Farm Haydock
  - Gusto – 185,000 ft <sup>2</sup> at Omega Warrington
15. The following parcel carriers that support these businesses have also rapidly expanded in their wake and are also large consumers of employment land and even more dependent on access.
  - Hermes Parcelnet – 140,000 ft <sup>2</sup> at Omega M62
  - Royal Mail – 346,000 ft <sup>2</sup> and a further 90,000 ft <sup>2</sup> at Omega M62

16. All these operations need the ability to be able to provide large footprint buildings and cope with a high volume of vehicle movements and therefore the need to be adjacent to motorway junctions with good connections to large markets. Likewise the large supermarkets and especially the large discount retailers have been prevalent in the marketplace also fuelling demand for employment land. The North West is a large Market also has a large representation in this area with most of the household names being active recently.
17. The discount retailers are heavily reliant on imports and have mainly gravitated to Merseyside and accessibility to Liverpool docks although not across the Mersey estuary into the Wirral, as follows:
- Matalan – 400,000 ft<sup>2</sup>, Knowsley M57
  - TJ Morris – 380,000 ft<sup>2</sup>, Knowsley M57 and possibly Omega
  - The Hut Group – c 600,000 ft<sup>2</sup>, at Omega and Airport City Manchester
18. The major supermarkets have a significant footprint but again the common theme of accessibility and 24/7 usage drives their requirements to the motorways. This combined with the scale of their requirements generally over 300,000 ft.<sup>2</sup> means secondary sites remote from motorways do not feature. Examples of transactions are as follows;
- Asda – 600,000 ft<sup>2</sup>, Omega, M62
  - Aldi – 600,000 ft<sup>2</sup>, Bolton M61
  - Lidl – 40 acres, Bolton M61
19. A key factor in retailing and distribution is the availability of labour. Without exception all the above operators are labour-intensive with either high-volume pick and pack operations or running large fleets of vehicles requiring drivers. These operators therefore gravitate towards socio-economic locations that offer a large pool of blue-collar workers and locate in central locations close to their markets.
20. Historically Skelmersdale did go through a phase of attracting a couple of retailers including Comet 425,000 sq ft (since gone into liquidation although the building is now occupied by DHL) and ASDA 350,000 sq ft this new high quality development has not been able to be sustained. So, while in theory Skelmersdale has the correct labour pool to attract these occupiers the locations other characteristics have not been sufficient to attract occupiers to the location. The only significant deals to have taken place have been on existing cheap second hand accommodation by margin sensitive third party logistics companies such as DHL referred to above and Kammac's recent acquisition of 365,000 sq ft at M58 Skelmersdale.
21. It is evident therefore, that logistics and distribution has led demand in the region and indeed across the country, although this activity has by-passed the M58 Corridor. While the land and labour is there the catchment and market factors are not strong enough to attract these users. The Application Site has a small net developable area and cannot accommodate size of unit where demand is strongest. In any case the location is mixed use with close proximity to residential so will not be suitable for logistics nor industrial market generally. Demand created as a result of the

structural changes in the market has therefore also by-passed The Application Site which is not in the right location nor has the correct characteristics to accommodate this demand.

22. Low value, labour intensive mass production has moved to lower cost economies where labour and land are more affordable with China, India and parts of eastern Europe being of the obvious examples. The exception to this has principally been the car manufacturing industries of which the Northwest has a good representation in terms of Vauxhall at Ellesmere Port, Cheshire West, Bentley at Crewe and Jaguar Land Rover at Halewood. Likewise, the Aerospace Industries concentrated around BAE's plants at Warton and Samlesbury are significant. Investment in these long established production plants in recent years has however stimulated the supply chain servicing these plants and their first-tier supply chain is almost without exception in close proximity to these plants. Therefore, such requirements will not generally consider Skelmersdale as a viable location and certainly not for secondary sites such as the Application Site when there is ample supply immediately adjacent to Vauxhall, Jaguar Land Rover and at Samlesbury.
23. The Pandemic and the slowdown in the world economy is significantly adversely affecting the Industries in the region where output is decreasing. There have been recent announcements of temporary shutdowns as well as a reduction in the workforces within the car and aerospace sectors. These factors will inevitably have an impact on these sectors supply chain and similar impacts are being felt in wider manufacturing and therefore the demand for accommodation in the area.
24. The Pandemic has had a dramatic impact for example on the UK car production down 27% in the last 12 months. This combined with a market shift to electric instead of combustion engines which is being accelerated by government legislation combined with disruption in supply networks is creating havoc with the major car manufacturer investment decisions. While this is a specific example similar impacts are being felt in many smaller manufacturers in the region. This in turn would have a significant impact on the supply chain and supply of second hand buildings coming to the market.
25. There have however been a number of significant developments for manufacturers in other sectors although concentrated on the M6 corridor. Recent deals are as follows:
- Kelloggs - 525,000 sq ft at Florida Farm Haydock
  - Movianto – 375,000 sq ft at Haydock Green
  - Jungheinrich – 185,000 sq ft Omega Warrington
26. As a result of these market factors the speculative development in the North West is for prime motorway distribution locations on the Motorways M62 Warrington, M60 Trafford Park, M61 at Bolton and M6 Preston East, with virtually all these buildings being above 100,000 ft<sup>2</sup>.



27. This activity in sharp contrast to West Lancs which has not benefitted at all from the large logistics sector. The characteristics of West Lancs is much more aligned to a more local market or one that is reliant on the predominantly agricultural activity which is dominant in the borough.

### M58 and West Lancs Market

28. The industrial market in West Lancs can be split into the M58 concentrated on Skelmersdale and the rest of the Borough principally concentrated in Ormskirk but more so in Burscough.

29. Skelmersdale contains a significant cluster of large industrial firms attracted to the location by virtue of its New town status. There have been relatively limited developments in recent years although many of the existing occupiers have expanded their footprints over the years. There still remain available development plots but the town has not attracted any meaningful speculative development.

30. The most noteworthy opportunity is the land of Stanley Green marketed to as G-Park by GLP a national developer. While two pre-lets were developed for Comet and ASDA over a decade ago there has been no further activity. GLP have however recently announced that they propose to undertake speculative development in 2022.

31. Skelmersdale has a very limited office market although attempts were made to develop offices at White Moss Business Park at Jn 2 of the M58, the office market has now moved on and pavilion style developments such as these close to motorway junctions with no other amenities have fallen out of favour.

32. The rest of the borough comprises principally an agricultural base and market towns. Burscough is the most significant in terms of an office and industrial market albeit more local in nature. Burscough is currently undergoing somewhat of an expansion by the development of c.1000 new homes and the extension of the Burscough industrial estate. This involved the development of a number of industrial units as follows:

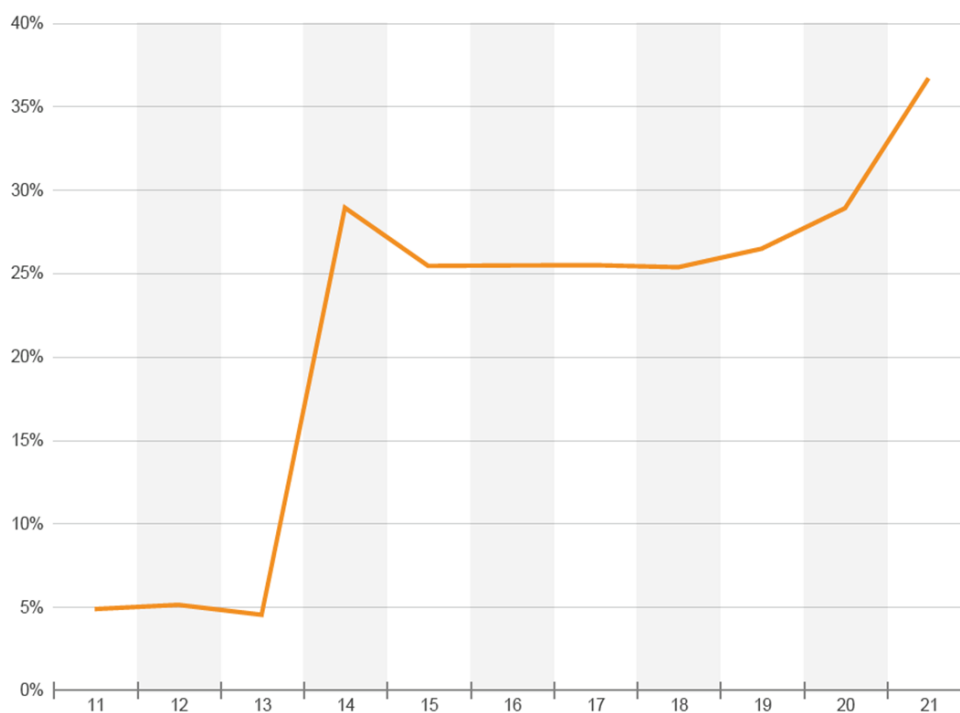
- Dakota Business Park - a multiunit estate totalling over 100,000 ft.<sup>2</sup> providing multiple industrial and storage units from circa 4000 ft.<sup>2</sup> to 20,000 ft.<sup>2</sup>. Now largely built out.
- Seafire business Park - a multi-unit estate comprising nearly 200,000 ft.<sup>2</sup> providing industrial storage units from 3000 ft.<sup>2</sup> to 25,000 ft.<sup>2</sup> under construction.
- Barracuda business Park - a multiunit estate of circa hundred 20,000 ft.<sup>2</sup> providing units from 4000 ft.<sup>2</sup> to 30,000 ft.<sup>2</sup>. Planning consent granted but construction not yet commenced.

33. These developments combined total c 400,000 sq ft in 60 plus units representing an unprecedented supply for the Borough. Marketing details of all these schemes are in Appendix 2. These development will be attractive to all business located throughout West Lancs including

Skelmersdale and combined these developments represent the most significant development the Borough has seen for decades.

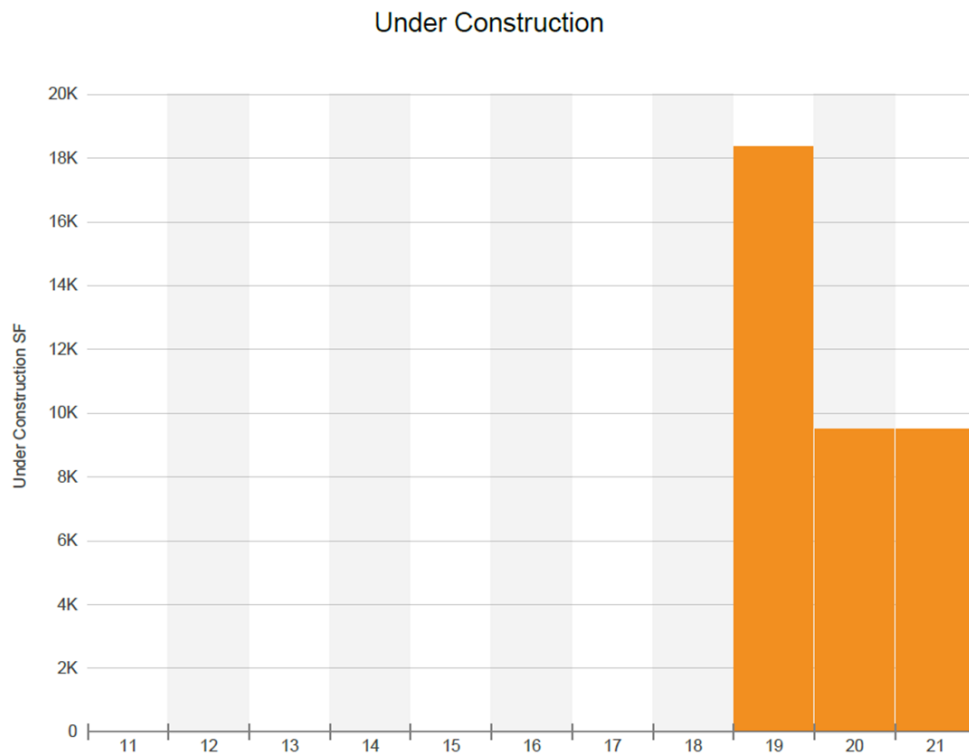
34. As highlighted earlier the industrial and logistics market has been driven by the logistics sector of the market and predominantly by larger units of over 100,000 sq ft. West Lancs and the Application Site is more of a local market and does not have the connectivity nor characteristics required to attract these users.
35. The Application Site can only support a unit with a maximum size of c 25 - 30,000 sq ft so the site is only relevant to a small proportion of the market which has been much less active in terms of take up and developer interest due to viability issues which I turn to later.
36. I have looked at current vacancy of industrial and warehouse units of up to 30,000 sq ft within West Lancs via the CoStar Database. As you can see from the graph below vacancy is trending upwards and is at its highest level of vacancy for a decade. I have listed the available properties from which the graph is derived in Appendix 3.

Vacancy Rate





37. As described above this is currently due to a building boom currently taking place in the Borough which is concentrated in Burscough. This phase of construction which started in 2019 is also the first significant construction within the Borough for a decade. It is notable that while the Application Site has been extensively marketed since 2016 there was not a single enquiry for new build employment space with investment instead preferring Burscough.



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38. The loss of part of the Application Site is not going to have any meaningful impact on the availability of accommodation nor development land and indeed to the contrary will facilitate the supply of 4,000 sq ft (372 sq m) B8 unit which otherwise would not be delivered. There remains a wide the choice and range from new space to “break-up” of larger units available to enquiries and there are several better located plots of land more suited for small unit development.

## The Office Market

39. Office markets have changed significantly in that out of town offices or business parks are generally not desirable locations for occupiers who require good public transport accessibility, good amenities and clustering with other occupiers. This is apparent in the significant development that is now taking place in our city centres with only the best quality business parks which offer high quality amenities are prospering.
40. There was an office building on the Application Site which was been marketed since 2015 with no interest albeit I accept it was at the end of its designed life expectancy. This has now been demolished but there is plenty of availability locally. There is ample existing supply in Skelmersdale. The Approach in the Town Centre currently has over 15,000 sq ft of available office in various suites and much of this space has been available for years. Furthermore, in Stanley, Pimbo and White Moss there are office suites and serviced offices available. White Moss also has up to 4 acres of good quality development land for offices. Brochures for some of these properties are in Appendix 4.
41. The improvements in broadband capacity cloud computing and homeworking has had a significant impact upon the out-of-town and pavilion style office market. The abundance of campus style office development in smaller scale office buildings that took place in the early 2000's are now obsolete as a result. The knowledge base growth in office accommodation that many local authority development plans encouraged on out of town sites is no longer relevant. The smaller SMEs, satellite offices of larger corporations and start-up businesses who traditionally would have occupied the space now either work from home or serviced office centres that are prevalent in city centres or multimodal communication hubs. Sites just being located on a motorway junction or dual carriageway or industrial estates with no other infrastructure or amenity are now only suitable for industrial development.
42. It is acknowledged that the Skelmersdale office market is very limited, and this is recognised in the reports undertaken by BE Group and G L Hearn which I deal with next. The weak market and availability of significant floor space both in the town centre but also on the industrial/business parks surround the town centre and the availability of prime land for offices undermines the viability of the Application Site. It is not therefore likely to be developed for offices for the foreseeable future.

## 4. West Lancs Employment Land and Premises Evidence Base

1. I have considered various employment land reports commissioned to further inform this report. It is notable that there are no recent employment land assessments which have been commissioned and therefore nothing available for the Council to refer to as part of this application. I have nevertheless considered the following reports:
  - The Liverpool City Region Assessment of the Supply of Large Scale B8 Sites, Assessment of Supply of Large-Scale B8 Sites and Areas of Search Assessment - GL Hearn reports between June 2018 to August 2019.
  - Housing and Economic Development Needs Assessment (HEDNA) - West Lancashire Borough Council March 2017
  - Joint Employment Land and Premises Study- BE Group March 2010
  - West Lancashire Borough Council - Annual Monitoring Reports

## The Liverpool City Region Assessment of the Supply of Large Scale B8 Sites, Assessment of Supply of Large-Scale B8 Sites and Areas of Search Assessment – GL Hearn reports between June 2018 to August 2019.

2. GL Hearn were commissioned by the Local Planning Authorities in the Liverpool City Region (LCR) to provide a strategic housing and employment land market assessment (SHELMA). As part of the study consideration was given to the Functional Economic Market Area (FEMA) within the region and it was found that West Lancashire fell within this economic market area and therefore was considered within the report's analysis. West Lancs has the smallest economy in terms of GPA representing 7% of the FEMA with the largest being Liverpool at 34%. The purpose of the report is to plan for the period from 2012 to 2037.
3. West Lancs characteristics within this report were defined as:
  - High proportion of Manufacturing jobs compared to the FEMA as a whole as well as wider geographies.
  - Other sectors with high location quotients compared to wider areas are Transportation and storage and Accommodation and food services.
  - Very strong in Agriculture, forestry and fishing, however this is skewed by the low proportion of jobs in this sector in all areas.
  - Low representation in professional services (Information and communication, Financial and insurance, Real estate, Professional, scientific and technical sectors).
  - Public administration and defence jobs well below all wider geographies. Education and Human health and social care below FEMA levels but broadly in line with UK.
4. Putting the legacy industrial representation resulting from the original New Town development aside, the above characteristics therefore give rise to a relatively small industrial market supporting the local economy and agriculture and a limited office market. As I have described the locational characteristics of Skelmersdale are secondary in terms of logistics and uses attracted are driven more by lower rents and the location has not been able to attract the required investment to deliver new development.
5. In terms of the office market this is very much concentrated in Liverpool and it is generally recognised that there is a very weak office market within West Lancs where a considerable supply of 7.5 ha was identified. Regarding the industrial market is recognises that this is an active market although West Lancs had the lowest proportion of floor space taken up out of all the Boroughs within the LCR.
6. The report considered various scenarios including a baseline scenario based on individual local authorities expectations, a growth scenario allowing for the most optimistic projections in terms of population growth and investment and also considered past completions or development. The report found that the most realistic scenario was that of the completions trend albeit allowing for re-provisioning of dated industrial stock. This analysis concluded that B2 and small-scale B8 (ie less than 10,000 m<sup>2</sup> or sites of less than 2.5 Ha) required an addition of approximately 29.2 Ha for the plan period.

7. Separate consideration was given to large-scale B8 provision as this is a sector of the market that is undergoing structural changes that I described at the beginning of this report. While there historically has been some large-scale development in Skelmersdale none has taken place for over 10 years even in light of the current active market and the availability of good quality sites such as G-Park which are immediately available and being promoted by a national developer who are specialists in this field.
8. GL Hearn undertook a separate report on the Assessment of Supply of Large-Scale B8 Sites in June 2018. It identified the XL land (Now G-Park) as immediately deliverable for large-scale B8 development and is graded B, so relatively high quality land. In GL Hearn's subsequent report Areas of Search Assessment for potential future large-scale B8 sites it identified a clear concentration of activity on the M6 corridor and identified the M58 as a strategic supply chain albeit trunk road to the M6. Of the sites that it identified as being potential strategic B8 sites, 2 were located in West Lancs at Junction 3 of the M58 and south-west of the existing Pimbo Employment Area. It is notable that several of the other sites identified in other Local Authorities are being pursued with developers who in many cases have active planning application submitted whereas there has been no progression on the West Lancs sites. This is demonstrative of the relatively weak location of Skelmersdale for such development and it is possible therefore that the large sites currently available at G-Park may eventually be developed for small-scale units if this large-scale demand continues to fail to materialise.

### Housing and Economic Development Needs Assessment (HEDNA) - West Lancashire BC March 2017

9. GL Hearn were also commissioned by West Lancashire Borough Council to prepare an assessment for the Boroughs future housing and economic needs up to 2037 in order to support the local plan review. This report concentrated the local demand for employment land within West Lancashire as the strategic B8 land has already been covered in the previous reports.
10. GL Hearn were therefore reviewing the 75 Ha of employment land incorporated within the Local Plan which was adopted in 2013. It was based on the take up of 5 ha plus a 20% allowance.
11. In regard to the office market in the 10 year period from 2006 to 2015 West Lancs saw an average annual take-up of office space of only 1,250 m<sup>2</sup> per annum which represents fractionally over 1% of the take-up throughout the FEMA. West Lancs also has 7.5 year supply which is considerably higher than 4.2 year supply across the FEMA. Again, turning to the industrial market take-up just under 20,000 m<sup>2</sup> per annum was the lowest.
12. In terms of projecting growth in jobs there is a relatively small difference between baseline and growth scenarios which I previously referred to indicating that the requirement is fairly static. Notably the growth is concentrated in R&D floorspace and light and general industrial. There is however projected to be a declining manufacturing jobs and indeed transport which points to a muted increased demand for employment land. The report however suggests that this decline is more attributable to losses of dated working practices and older buildings so concludes that employment land based on the scenarios should still be provided for.

13. Ultimately the report concludes a net additional requirement for employment land between 14.9 to 15.3 Ha but it is appropriate to provide an additional margin to allow choice and flexibility bringing the total additional land requirement when past completions are taken into consideration to 29.2 Ha excluding strategic B8 land. This is in line with their previous report referred to above.
14. The report also recognises that there will inevitably be losses of existing employment land to other uses where existing sites are no longer suitable or commercially attractive to support continued employment uses so such losses are reflected within the allowed margin.

### Joint Employment Land and Premises Study- BE Group March 2010

15. The most up-to-date assessment of quantity and quality of employment land within West Lancs was undertaken by the BE Group as part of a larger commission for the LCR FEMA (Excluding Liverpool) and was undertaken over 10 years ago in 2020. It was commissioned to inform the emerging Local Development Frameworks to period 2026. While this report is clearly dated there are still some aspects that are relevant today. For example, the report identifies West Lancashire as the smallest office market with the least stock. It also recognises that the industrial market is concentrated on Skelmersdale and Burscough although identifies West Lancashire generally needs to establish stronger credentials to attract more investment.
16. The report is interesting because it analyses the market attractiveness of 30 sites including the Westgate Employment Area which includes the Application Site. The report also provides an average take-up figure 8.2 Ha which when combined with my review of Annual Monitoring reports below puts the strength of the market here at the lower end of the spectrum of adjoining boroughs. Notable the more recent GL Hearn reports reduce the requirement to 5 Ha per annum.
17. Each allocated employment site is provided with a grade A to E. A being a high quality site capable of competing for investment in regional markets - these sites should be protected for employment, and E being very poor quality with widespread vacancy and dereliction in a poor environment - these sites should be promoted for alternative uses if possible.
18. Table 54 in the report attached at Appendix 5 assesses the sites within West Lancashire. Westgate employment area is described as a small mixed office and industrial area and provided with a grade C assessment. The best sites within category C are described as key employment sites but primarily geared towards local businesses - these sites should be protected. The poorest sites within category C are described as lower quality locations in residential areas suffering from poor accessibility and massing - these sites should either be protected or reviewed through the plan process.
19. The report was prepared when the Application Site was still operational and within the ownership of the Co-op. Clearly since then its characteristics have changed significantly in that the offices were vacated then vandalised and ultimately have been demolished. The Application Site now represents a cleared site surrounded by predominantly residential housing. As such I believe its characteristics are now much more closely aligned to for example the former TPT Centre close by on Railway Road which was also one of the 30 sites assessed and to which I will refer to again.

20. Notably all the remaining employment assessments within the table which are located within Skelmersdale have a grading of A or B. Westgate is therefore the poorest quality employment site within Skelmersdale and the Application Site being bounded by residential is the poorest site within the Westgate employment allocation. Westgate has different characteristics than that of the established Pimbo, Gillibrands and Stanley industrial estates which have a much larger critical mass, better infrastructure and accessibility and are remote from residential uses which conflict with employment uses.
21. The TPT site referred to is also included within table 54 and is described as a derelict industrial site in a residential area. Even though this site has far superior access to the Application Site as well as having buildings which arguably could be bought back into economic use has been graded E. The recommendation within the table is for demolition and redevelopment of the site which is not appropriate for future employment. I believe this very accurately describes the current assessment of the Application Site.
22. Table 92 lists all of the available employment sites within West Lancs and is attached in Appendix 6. I have considered those sites within Skelmersdale, the vicinity within which the application site is located. Sites D and K Selby Place are excluded as these were already under development in 2010 and I have discounted the allocation in Skelmersdale town centre as these are not appropriate for industrial development. There is a total supply of 48.11 Ha available. Since then, Cobbs Clough has in part been developed for housing with the remaining now allocated for housing. In addition approximately 8.9 Ha been developed for employment use almost half of which has been for low-grade open storage uses. This means 29.39 Ha of this supply is still available. In addition however a further 2.65 Ha has become available and is currently on the market at Selby Place - marketing particulars attached in Appendix 7. This gives a total current supply within Skelmersdale excluding the Application Site 32.04.
23. The take-up of Cobbs Clough for residential and the employment sites totals 18.22 Ha or 1.8 Ha per annum for Skelmersdale. If Cobbs Clough is excluded this annual rate reduces to 0.9 Ha per annum. This equates to nearly 18 years supply and if sites lost to residential is excluded this increases to 32 years supply. Of course these figures do not include the Application Site so if planning consent is granted will not diminish supply. As you can see the loss of the Application Site will have no impact upon the availability of employment opportunity within Skelmersdale. Furthermore, even if the strategic sites at G-Park are excluded (even though I believe there is a distinct possibility these could be developed for smaller units) there are still ample sites available for small unit development on both the Pimbo and the Stanley industrial areas.

### West Lancashire Borough Council - Annual Monitoring Reports

24. I have also considered the annual monitoring reports back to 2016. Most years state that employment land is being developed albeit at relatively low rates and also confirm that there is still a significant amount of land allocated and available in the Borough for business development. The only year where there was a notable loss of employment land was in 2018 but this was for residential or leisure uses.



## 5. Land at Westgate

1. This section will provide an analysis of the Application Sites characteristics and marketing undertaken setting out its unsuitability for continued employment use.

### The Application Sites Characteristics

2. The Application Site is located on the Eastern Edge of Skelmersdale bounded by High Street to the North a residential road with further residential to the East and South Boundaries. The Western Boundary comprises Westgate a local road servicing the Westgate Employment Area and further residential.
3. Westgate Employment Area comprises an eclectic mix of buildings and uses including MOT and tyre centres, café, play centre, music school, dentist, NHS Ambulance Service Centre as well as small trade and business units. The area is not so much an industrial estate but mix of commercial, showroom and leisure uses. The specific units / uses identified within Westgate Employment Area as part of a November 2021 audit are set out in a table at Appendix 8 of this document. Indeed, this audit establishes that some 60% of the 25 units observed are being used for retailing, professional services, leisure and sui-generis purposes as opposed to traditional employment land uses (i.e. offices, storage, industrial or distribution). There has been an de facto acceptance in market terms that alternative uses to employment are acceptable here.
4. This high proportion of non-employment uses is a reflection of the weak demand for employment in the immediate area of the Application Site. This is due to areas characteristics which are not suitable for employment development for reasons which include relatively poor road access, proximity of housing, lack of prominence and location. This combined with the availability of more suitable sites and buildings within the town.
5. The gross site area is 1.16 Ha but the site has an irregular eastern boundary and slopes from north to south both of which will impact the net developable area. The buildings originally constructed on site were prefabricated office buildings dating from the original New Town which has now being demolished to slab level.
6. In summary the Application Site is located on the fringes of Skelmersdale remote from the core industrial areas of Skelmersdale. The site has limited access via Westgate which also services residential areas. The area has a mixed use commercial feel rather than that of an industrial employment area, as demonstrated through a recent audit. The shape and sloping nature of the site render it problematic for the development of industrial units where flat yard areas are essential for heavily laden forklift truck and health and safety reasons. There is a limited office market in Skelmersdale and no office market in the location of the Application Site, which just does not have the characteristics to attract such users.
7. As I will show later the poor characteristics of the site and abnormal costs associated with developing the site for employment development make it unviable.



8. The application site is then not suitable for employment purposes and this has been borne out by the marketing which has been undertaken.

## Marketing

9. I understand the property has been available and offered on the open market for several years. Marketing efforts have been undertaken by leading commercial property agents, Mason Owen, who are specialists in industrial and office accommodation in the North West.
10. The marketing initiatives employed included:
  - Marketing Brochure – see Appendix 9
  - On site boards
  - Online marketing
11. I attach a letter from Mason Owen in Appendix 10 who confirm they marketed the property from August 2016 for existing use. They did not receive any meaningful enquiries for its existing use as offices nor for its redevelopment for employment purposes. While two offers were received these were for residential use but were not progressed. The only other interest received was that from Aldi who are of course making a planning application for food store. The application does allow for small-scale employment units in addition to the foodstore which is only deliverable because of the retail element cross subsidises these units which would otherwise be unviable if developed on their own.

## 6. Appropriateness of the Site for Continued Employment Use

1. With regard to the industrial and logistics market there is effectively a two-tier market that has emerged as a result of the growth in ecommerce and has been exacerbated as a result of the pandemic and Brexit. The first tier are those prime sites mainly comprising large greenfield areas close to motorway junctions and remote from retail and housing providing excellent accessibility and quality of environment. As I have described it is these sites where there has been, and will continue to be, the most active marketplace and therefore demand. This is evident by the deals done and current requirements in the marketplace. This market has by-passed Skelmersdale which is more reliant on the slow-moving local and manufacturing market.
2. As I have described the West Lancs Market is split into Skelmersdale and the M58 corridor and the market towns principally Burscough although there is still interplay between the two. Skelmersdale has a good representation of manufacturers attracted as a result of the New Town status but limited logistics representation who tend only to be attracted to second hand buildings on economic rents. Burscough accommodates the local market and has recently seen an unprecedented level of industrial development as part of the expansion of the town.
3. The Application Site is a legacy site from the new town development and is in a mixed use commercial area rather than in an industrial location. The site itself is bounded on three sides by housing and has relatively poor access and is therefore not suited to employment development. It is recognised that there is no significant office market in Skelmersdale and due to its location on the fringes of the town with limited amenity is not suitable for office development.
4. The relevant policy for The Application Site is the West Lancashire Local Plan (2012-2027) Policy EC1.2(b)(i.) which allocates it as falling within an 'Other Significant Employment Site', specifically "i. Westgate, Skelmersdale". The Local Plan chapter containing Policy EC1.2 is also attached. The policy explains that within these locations the Council will permit B1, B2 and B8 uses (as was prior to the Use Class changes in September 2020).
5. Policy G4 provides the Local Plan's key employment land protection policy. The Policy states that employment land will be retained for this purpose, unless it can be demonstrated that one of the following tests has been met:
  - It is not commercially viable to redevelop the land for its existing use. It will also need to be demonstrated that there is no realistic prospect of a mixed-use scheme for the existing use and compatible use; or,
  - The land is no longer suitable for the existing use when taking into account access / highways issues, site location, physical constraints, environmental considerations, etc; or,
  - Marketing of the land indicates that there is no demand for the existing use.

6. Dealing with these points in turn I deal with the viability in the next section. However, you will also note that the application includes an element of employment accommodation (Use Class B8 Trade Counter) as part of the application which would not otherwise be deliverable in isolation on the site. The application does therefore provide for a mixed use element and therefore meet this aspect of the policy.
7. In relation to the second bullet point above I have described how the site's characteristics do not meet the necessary requirements to attract employment uses. I will deal with these in turn:
- Access/Highways– Westgate is a minor road which services Westgate Commercial area, High Street, and Waldron Road. The latter are residential streets and Westgate itself is a minor street. The road is not particularly well suited to HGV' and the junctions at either end of Westgate are mini roundabouts again not well suited to HGV movements.
  - Location – Westgate is located on the eastern fringe of Skelmersdale relatively remote from the main employment areas of Gilibrands, Pimbo and Stanley all of which have better dual carriage way and motorway access. Furthermore, our audit of the Westgate Employment area adjacent demonstrates that this contains an eclectic mix of relatively low grade retail, leisure and commercial uses as oppose to being focussed on traditional office, industrial or logistics sectors. Accordingly, there is no evidence to suggest the location would be particularly attractive to traditional employment uses, based on the nature of the wider Westgate Employment area.
  - Physical constraints – The site is irregularly shaped to the Eastern boundary and slopes form North to South so is not well suited to employment development which requires level and regularly shaped sites to enable the most efficient and economical development.
  - Environmental considerations – the site is in close proximity to housing on three boundaries. Housing to the East and South come right up to the boundary and would therefore be in very close proximity to the industrial uses. As detailed earlier in the report, industrial and particularly logistics and last mile delivery often require 24/7 hours of operation or at least very early starts and late evening operation. This activity increases out of hours traffic movements and noise which will be a clear detriment to the residential and potential for nuisance and environmental health.
8. In relation to the final bullet point relating to marketing I have set out above the marketing which in my view is an adequate level of marketing for a sustained period of time and provides sufficient feedback form the market place to establish there is no potential for employment development.
9. While Policy G4 only requires one of these tests needs to be established I believe all three can be met. Without the current application the site will remain derelict and has no foreseeable prospects of coming forward. The application proposals will have a positive impact by providing new investment and providing much needed employment together with an element of employment accommodation in trade counter type accommodation which is more suited to this location (as reflected in the comparable trade counters within the wider Westgate Industrial area). The proposed development is much more sympathetic to the adjoining residential uses.

10. There will be no negative impact on the supply of existing buildings in West Lancs as the buildings present on site were at the end of their useful life, had been vandalised and subject to arson and have therefore been demolished.
11. There will be no negative impact on the supply of employment land in West Lancs due to the emergence of existing and new employment sites relative to the quality of the Application Site. In any case the Application Site does not contribute to the supply as it has never been accounted for within the local plan supply figures.

## 7. Development Appraisal

1. I have addressed the market conditions within the West Lancs and Skelmersdale. This identifies that there is a predominately local market with relatively limited small-scale demand with generally low values. There is a steady but slow take-up of employment land for industrial purposes but there is not a sufficient office market to justify office development – particularly given that there is vacant space within existing multi-storey office accommodation elsewhere in the town. The Application Site is therefore a secondary redevelopment opportunity and I have undertaken a site specific development appraisal to determine viability of the site for continued use.

### The scheme

2. Taking into account the secondary nature of the Application Site and the physical constraints highlighted below, if the site were suitable at all for employment uses, the most relevant and potentially profitable scheme would be the development of a single stand-alone unit. Due to the compromised shape of the site however this cannot be efficiently achieved so a further two smaller units are provided to maximise development area which I have assumed is approximately in the same arrangement as the application for a food store. The reason for this is, that any developer will seek to maximise site density and minimise development cost which taking into account the size and configuration of the site produces the same arrangement regardless of the food store or employment use. The redevelopment accounts for the layout, the existing physical constraints, and abnormal development costs which adversely affect the efficiency and viability of development. The layout would also have to allow for a landscape buffer to the Eastern and Southern boundaries to mitigate the employment use from the existing residential uses which reduces the development density of the scheme.
3. If the site had any chance of being developed for employment uses therefore it would be for a standard multi purpose industrial/warehouse unit. The layout provides for a single larger unit of 1,881 sq m and two smaller starter units totalling 372 sq m. This provides for a total developed footprint of 2,253 sq m.

### Methodology

4. I have therefore provided residual appraisals to establish the viability of developing this site for employment. In line with RICS Guidance Note “Financial Viability in Planning”, it is accepted practice that this approach is used to assess the impact of planning obligations on the viability of the development process.
5. This approach uses various inputs to establish the Gross Development Value (GDV) from which a Gross Development Cost (GDC) is deducted. The output represents the developer’s residual profit (return) the output.
6. A scheme is considered to be viable where the developer’s return, after allowing for all development costs including site value, is acceptable in the market for the risk in undertaking the development. In the prevailing market a minimum developer’s profit of circa 20% to 25% is required for the scale and

risks associated with the subject development on a speculative basis. This level of profitability is required in the appraisal to allow for the additional risks associated with the secondary location, relatively weaker market and marketing period and would need to be demonstrated for development funding purposes.

7. I have provided robust appraisals which are based on top rents and yields achieved and therefore reflect optimistic values but conservative costs with the intention of trying to maximize the developers return. I have also accounted for abnormal costs specific to this site and detailed later. The appraisal is attached in Appendix 11.

### Appraisal Assumptions

8. The development appraisal provided is based upon a standard residual approach (revenues less costs less land costs = the residual sum) and are undertaken in an Exel format using industry-standard methodology.
9. An indicative list of assumptions to consider under the residual approach, is in part provided by the RICS Valuation Information Paper 12 (2008) which includes:
  - Value of completed development (gross development value – GDV)
  - Development costs
  - Obtaining planning permission and associated matters
  - Phasing of the development
  - Build costs
  - Fees and expenses
  - Interest and financing costs
  - Tax relief and grants
  - Value added tax (VAT)
10. These headings provide the structure for the analysis of the appraisal assumptions that will be tested as part of this report.

### Value of the Completed Development

11. I have adopted a rent of £6 psf for the larger unit and £7. Psf for the starter units which reflect the best market rents for the area.
12. I have allowed a rent-free period of 10 months which is the current market standard inducement offered to tenants for demand led development of this nature.
13. I have adopted an all risks yield of 6.5% which is a market yield for multi let industrial.

## Development Costs

14. I have made a provision for the following:

### i. Developers Return

Typically For a new build speculative scheme in a secondary location for a demand led development would require a minimum return on cost of c 20 to 25%. As you will see from the Appraisal the scheme makes a loss so the target cannot be achieved.

### ii. Site Constraints

This site is a brownfield site and has new build will have different specific constraints that will come into play by virtue of being new construction which must be taken into consideration when developing the property. I therefore consider these as follows:

- **Demolition**

The cost for clearing the site of all existing foundation and underground structures is estimated at £100,000.

- **External Works**

Due to the demolition of the existing buildings new electrical services will be required together with other external works such as utilities connection, fencing, attenuation, road connection etc. I have allowed a sum of £100,000.

- **Geotechnical and Environmental issues**

The site is brownfield site which requires remediation and stabilization. Estimated at £25,000.

- **Topography**

While the site on the face of it appears relatively flat a cut and fill exercise is required to create a development platform suitable for the scale of unit appropriate for this site. Levels are important when developing industrial warehousing schemes, not only are level floors within buildings essential but loading yards to the building have to be designed in a way to avoid steep ramps and associated health and safety issues with loading and unloading heavy loads with forklift trucks et cetera. Furthermore, a landscape buffer zone will need to be created. These costs have been estimated at £100,000.

## Build Costs

15. I have adopted a market build cost of £70 psf of the built space to be constructed. I believe this is a competitive cost and reflects an institutional specification broadly in line with the following:

- Self-contained concrete yard and tarmacadam car parking
- Steel framed construction with fully clad elevations
- 7 to 10 m eaves heights
- 5% to 10% office content to typical developer fitout provided
- No heating or lighting provided to the warehouse/industrial accommodation

## Land Acquisition Costs

16. Land acquisition costs have been allowed for:

- Land Cost – I have allowed for a notional market land cost of £350,000 per acre. The net developable area of the site is c 2.88 acres making the total land cost of £1 million.
- I have not included standard fees on acquisitions as these are generally applied to the land purchase price.
- Stamp Duty Land Tax– This is required to be paid on the land cost.
- Obtaining Planning Permission and Associated Matters - Planning Costs are stated as £50,000 in the Appraisal and include Planning Application fees, together with consultants' costs. Survey costs have been allowed for at a nominal £50,000.

## Fees and Expenses

17. **Professional fees for construction** - Professional fees which account for works undertaken by architects, engineers, quantity surveyors, mechanical and electrical engineers and project managing. I have adopted the market rate of 10%.

18. **Developers Contingency** – I have allowed a 5% contingency as standard.

19. **Professional fees for transaction** - Legal fees on the investment disposal have been based on 0.5% and agent's fees are based on 1% of the freehold sale price.

20. **Marketing fees** -Marketing costs are an essential element to a successful scheme and comprise two elements which we have included in our appraisal as follows:

- Marketing agent's fees are based on 15% of the headline rental. This covers joint agency fees which would be appropriate for a scheme of this nature.
- Marketing collateral will be required to promote the scheme to the marketplace and multi-channel marketing initiatives employed for which I have allowed a budget of £10,000.

21. **Interest and Financing Costs** -Finance has been applied using a basic interest set of 6% together with a development finance arrangement fee of £5,000. The application of this interest rate is made in accordance with the RICS guidance note financial viability planning.

22. **Tax Relief, Grants and VAT** -No grants are available for undertaking an employment development at this site. No VAT has been applied to the scheme.



## Appraisal Findings

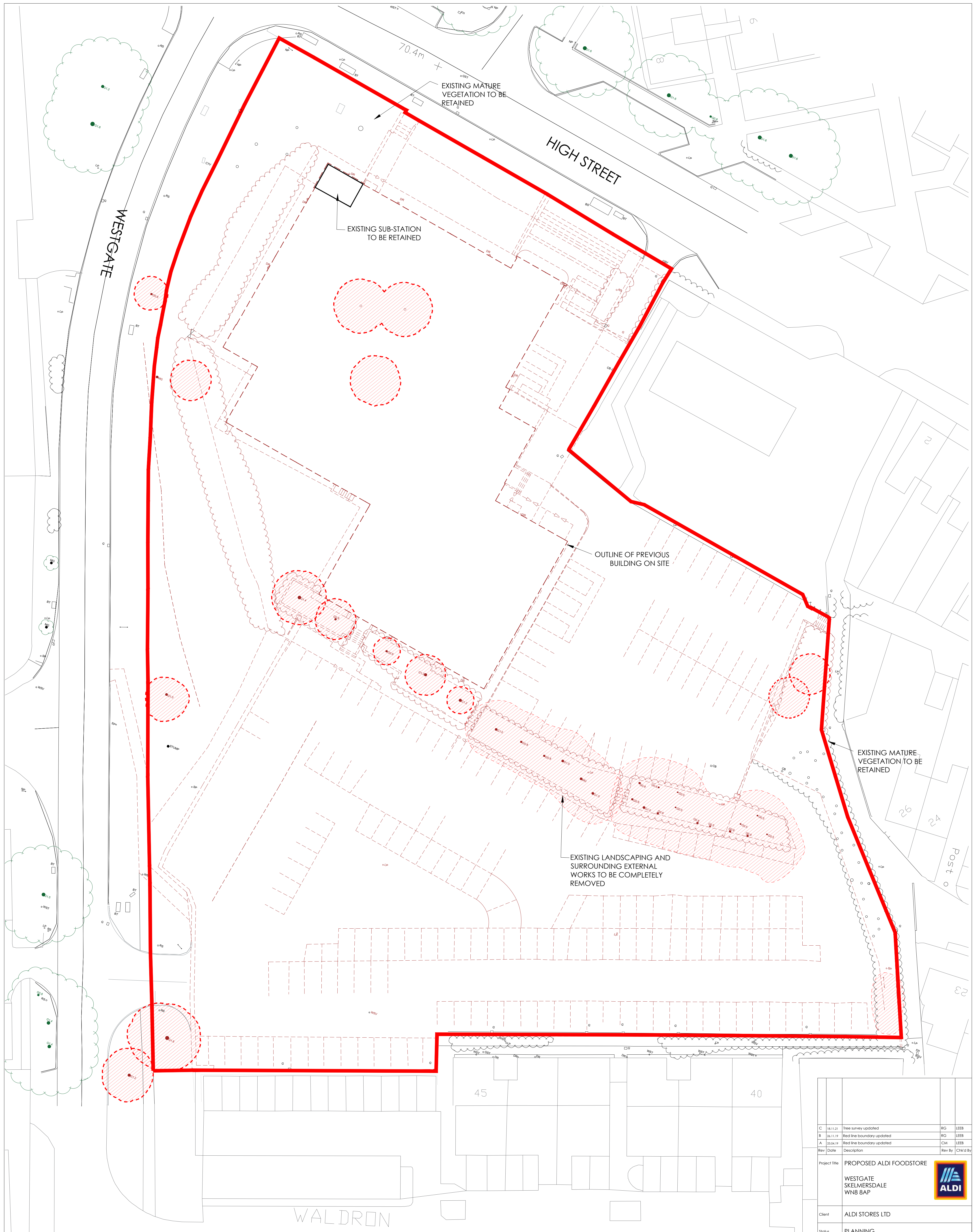
23. Based on these assumptions the appraisal produces loss of c. £1.725 million.
24. In light of the scale of deficit in bringing this site forward for employment use it is possible to conclude that the possibility of the site coming forward in the foreseeable future is very unlikely particularly when considering the site has been marketed since 2016.

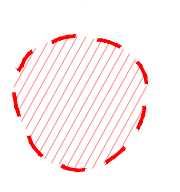

## 8. Conclusion

1. In light of the above the most appropriate use of this site is for the mixed use retail led scheme as set out in the Planning Application. It should be noted that this scheme provides for a new 4,000 sq ft (372 sq m) employment unit which otherwise would not be deliverable and therefore The Application should be considered favourably.

# Appendix 1

## Site Plan and Proposed Scheme Plan



-  Existing trees to be removed
-  Proposed demolitions

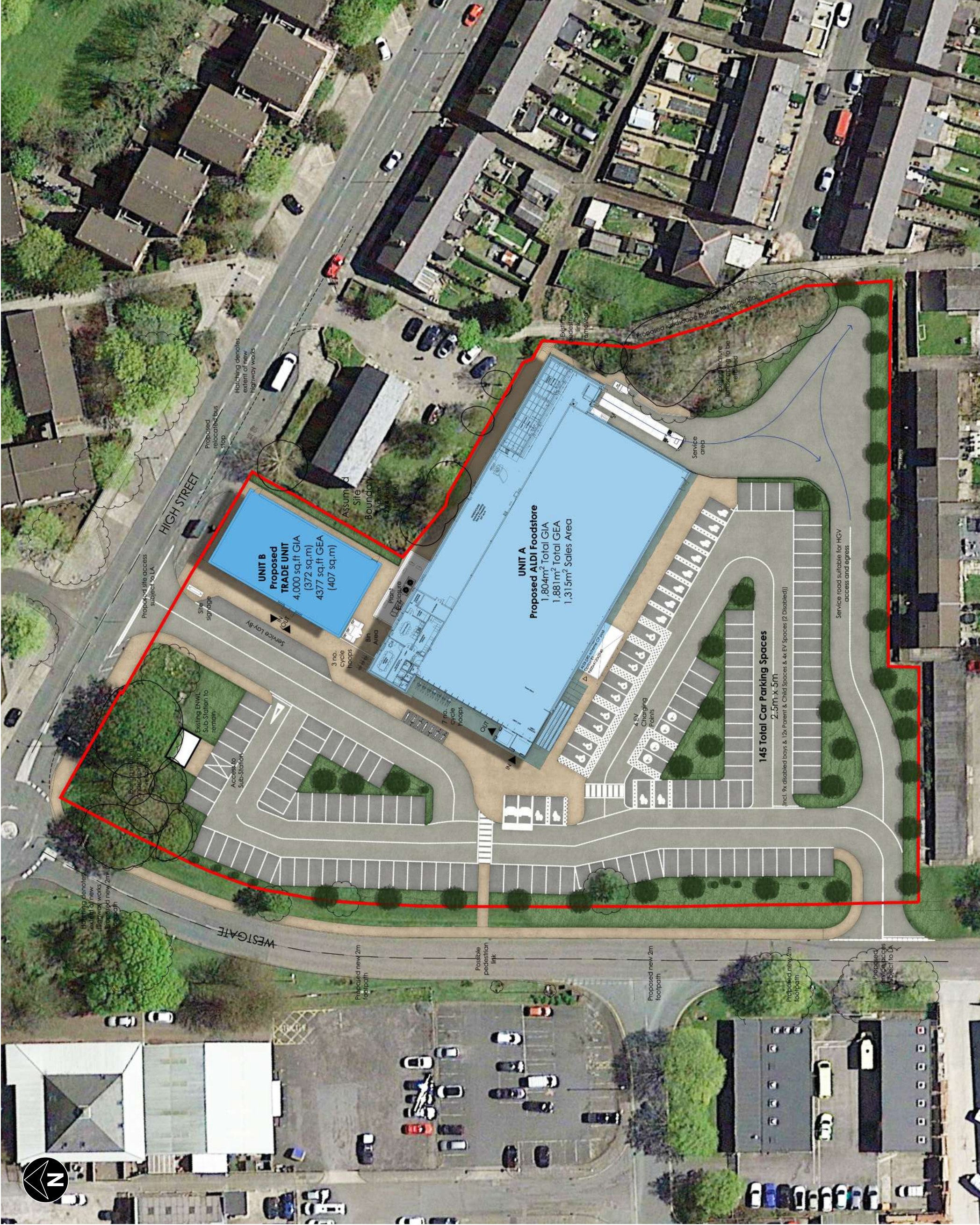
 **TOTAL OWNERSHIP AREA (Red Line)**  
**FOODSTORE PLOT APPROX 2.88 ACRES (1.16 HA)**

DEMOLITION PLAN  
 SCALE 1:250 @ A1  
 SCALE 1:250  
 CAD file reference J:/ALDI/MIDDLETON/2269BOL/17.0 DRAWINGS/100 SERIES

C	18.11.21	Tree survey updated	RG	LEEB
B	26.11.19	Red line boundary updated	RG	LEEB
A	23.04.19	Red line boundary updated	CM	LEEB
Rev	Date	Description	Rev By	CHK'd By
Project Title				
PROPOSED ALDI FOODSTORE				
WESTGATE SKELMERSDALE WN8 8AP				
Client				
ALDI STORES LTD				
Status				
PLANNING				
Scale				
1:250 Drawing Size A1				
Date				
06.08.18 Drawn By RG Checked LEEB				
Drawing Title				
DEMOLITION PLAN				
Job-Dwg No				
2269BOL-116				
Rev				
C				
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800</li> <li><input type="checkbox"/> Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 238555</li> <li><input type="checkbox"/> The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211277</li> <li><input type="checkbox"/> 101 London Road, Reading, RG1 5BT t. 0118 9507700</li> <li><input type="checkbox"/> 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215</li> </ul>				
				
				

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# Proposed Development Westgate Skelmersdale

Client: Aldi Stores Ltd  
Date: 23/08/21  
Job/Dwg: 2269BOL-V112K-Site Plan  
Scale: N150@A3

THE HARRIS PARTNERSHIP  
ARCHITECTS

2 St. Johns North,  
Wakefield, WF1 3QA  
T: 01924 291 800  
F: 01924 290 072

[www.harrispartnership.com](http://www.harrispartnership.com)

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## Appendix 2

### Available Offices – Marketing Brochure Examples

**Dakota**

**Seafire**

**Barracuda**

# To Let



**DAKOTA**  
Business Park



## **NEW EMPLOYMENT UNITS – 4,747 Square Feet ANTICIPATED COMPLETION DECEMBER 2020/JANUARY 2021**



For illustration purposes only

**NEW Warehouse, Industrial Unit**

**Can be combined with adjoining unit to create 9,494 sq.ft.**

**6.5 metres to eaves**

**Includes office and kitchen facility**

**Roller shutter access**

**Substantial electrical capacity available**

**Skilled workforce with high quality local housing  
available in the area**

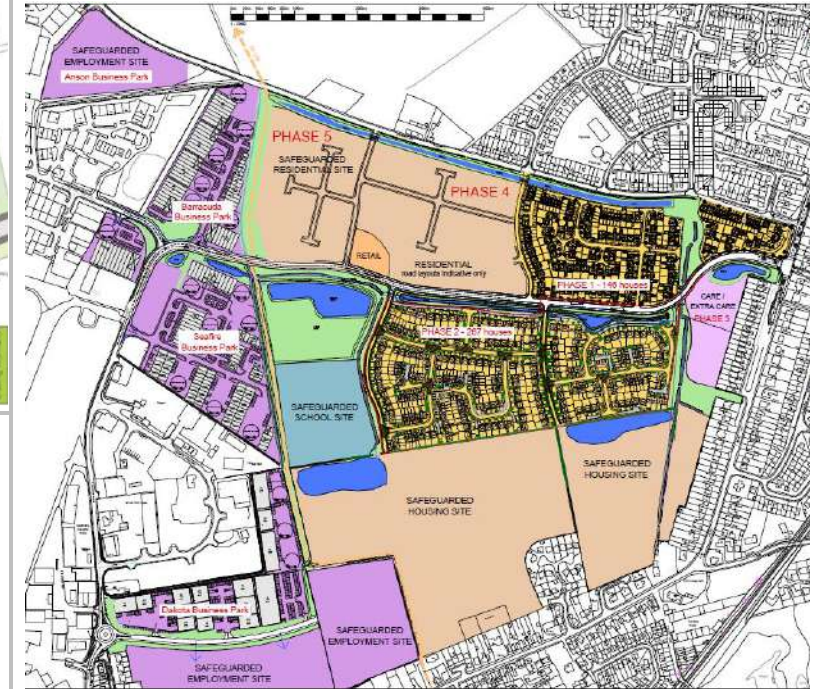
**Parking in front of unit**

## **UNITS 2B & 2C, DAKOTA BUSINESS PARK, DAKOTA WAY, BURSCOUGH, L40 7RE.**

## LOCATION

Dakota Business Park forms the 1<sup>st</sup> phase of employment development within Yew Tree Park which is a major new 183 acre, masterplanned strategic development site comprising a mix of employment and residential uses. The site is situated within the rapidly expanding town of Burscough which is straddled by the A59, a main arterial route connecting Liverpool to the south and Preston to the north.

Uniquely, Burscough has 2 railway stations, Burscough Junction on the Ormskirk to Preston line and Burscough Bridge on the Southport to Manchester line. There is excellent access to the national motorway network via the M58 (4.3 miles and the M57 (7.4 miles).



## DESCRIPTION

Once completed the unit will offer first class industrial or warehouse space with dedicated parking at the front of the premises.

## SPECIFICATION

See separate specification sheet for full details.

## ACCOMMODATION

Each unit will have a total gross internal floor area of 4,747 square feet including 477 square feet of offices.

## VIEWING

For all enquiries and quoting terms please contact: -

Nick Eckersley of NRE Surveyors: [nickeckersley@nre ltd.co.uk](mailto:nickeckersley@nre ltd.co.uk)  
01695 576844 / 07860 550 684

Or our joint agent  
Graham Bowling of Fitton Estates: [gb@fittonestates.com](mailto:gb@fittonestates.com)  
01704 500345 / 07866 666648



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is a firm regulated by RICS.

## TERMS

Available by way of a new lease on terms to be agreed.

## RENT

£6.50 psf plus VAT.

## MONEY LAUNDERING REGULATIONS

Please note we are now required to carry out customer due diligence once an offer is accepted whereby we are required to obtain proof of identity and proof of address.

## SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining the common areas of the development.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## BUSINESS RATES

The units are not yet assessed for business rates purposes.

**Misrepresentation Act 1967** – These details are provided by NRE Surveyors Limited only as a general guide to what is being offered subject to contract and/or subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



# FOR SALE (OR MAY LET)



## A RANGE OF NEW EMPLOYMENT UNITS ANTICIPATED COMPLETION – SUMMER 2022

NEW Warehouses, Industrial, Trade Counters or Offices

Available to purchase by way of 999 year long lease at nil ground rent (or may rent)

A range of available sizes to suit all requirements

Substantial electrical capacity available

Extensively landscaped grounds

Skilled workforce with high quality local housing available in the immediate vicinity

Expressions of interest invited



For illustration purposes only

# BARRACUDA BUSINESS PARK, OFF TOLLGATE ROAD, BURSCOUGH, WEST LANCASHIRE.

nre surveyors ltd  
commercial property consultants and surveyors



2, Marsh Cottages, Marsh Lane, Ormskirk, Lancashire, L40 8HU  
t 01695 576844 e [nickeckersley@nreltd.co.uk](mailto:nickeckersley@nreltd.co.uk) w [www.nreltd.co.uk](http://www.nreltd.co.uk)

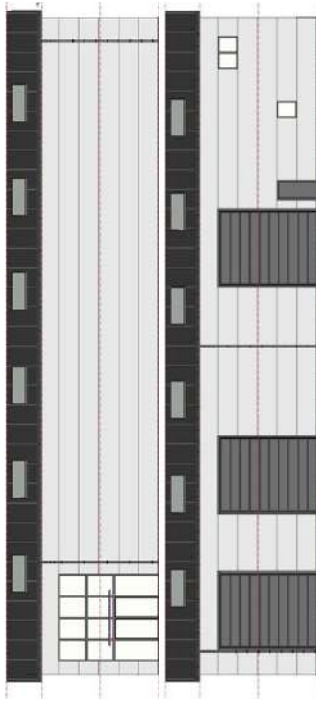


## LOCATION

Barracuda Business Park forms the 3<sup>rd</sup> phase of employment development within Yew Tree Park Strategic Development Site. The first phase of development known as Dakota Business Park is nearing completion with all units sold, let or under offer.

The site is situated within the rapidly expanding town of Burscough which is straddled by the A59, a main arterial route connecting Liverpool to the south and Preston to the north.

Uniquely, Burscough has 2 railway stations, Burscough Junction on the Ormskirk to Preston line and Burscough Bridge on the Southport to Manchester line. There is excellent access to the national motorway network via the M58 (4.3 miles) and the M57 (7.4 miles).



For illustration purposes only

## ACCOMMODATION

Unit sizes range from 1,200 sq.ft. to 32,400 sq.ft. Please see attached schedule.

## VIEWING

For all enquiries and quoting terms please contact: -

Nick Eckersley of NRE Surveyors: [nickeckersley@nreltd.co.uk](mailto:nickeckersley@nreltd.co.uk)  
01695 576844 / 07860 550 684

Or our joint agent  
Graham Bowling of Fitton Estates: [gb@fittonestates.com](mailto:gb@fittonestates.com)  
01704 500345 / 07866 666648



## DESCRIPTION

A range of new employment units suitable for all B2, B8 and E uses which can be tailored to an individual occupiers bespoke requirements with excellent connection to the A59.

## SPECIFICATION

See separate specification sheet for full details.



For illustration purposes only

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is a firm regulated by RICS.



For illustration purposes only

## TERMS

All units will be offered for sale by way of a 999 year lease at a peppercorn rental. Price on application. The developer will also consider letting.

## SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining the common areas of the development.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## RESERVATION

In order to reserve the unit a non-refundable reservation fee is payable. All reservation fees will be deducted from the agreed purchase price.

## VAT

VAT is payable on this transaction.

**Misrepresentation Act 1967** – These details are provided by NRE Surveyors Limited only as a general guide to what is being offered subject to contract and/or subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**Barracuda Business Park, Burscough Industrial Estate**



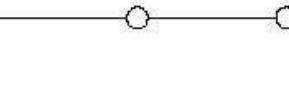
**Schedule of Areas/Guide Prices**

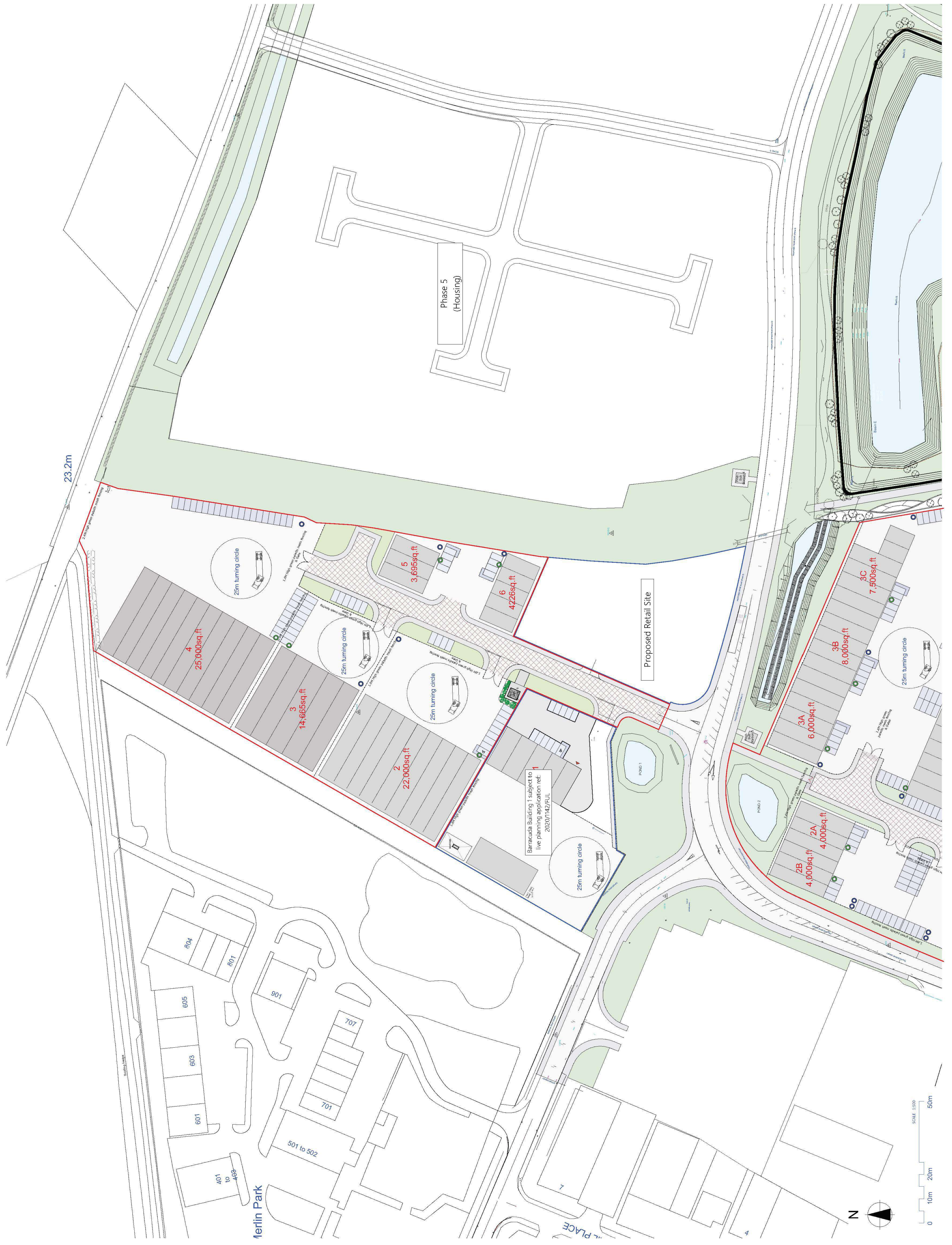
<b>Unit</b>	<b>Total Floor Area sq.ft</b>	<b>Ground Floor Area sq.ft</b>	<b>Mezzanine Area sq.ft</b>	<b>Price (Plus VAT)</b>
<b>1</b>	7,945	6,115	1,830	UNDER OFFER
<b>2</b>	22,500	22,000	500	UNDER OFFER
<b>3</b>	16,131	14,665	1,466	POA
<b>4</b>	27,500	25,000	2,500	POA
<b>5</b>	4,064	3,695	369	£388,000
<b>6</b>	4,648	4,226	422	POA

**Notes**

The warehouse units as proposed will incorporate a 10% office element to the Ground Floor area, to include WC and kitchen facility. The mezzanine floors will be concrete and provided to a shell specification with a handrail. Subject to terms agreed the developers can undertake bespoke fit out works to mirror occupier requirements. Further details available on application. VAT will apply to the purchase price and rentals. The developers would also consider leasing the units at rentals from £6.50 per sq.ft. exclusive. Further details available on application.



-  Sheffield style bike rack location
-  Electric charging point location - Double Wallpod/EV Ready or equally approved
-  1.8M High green paladin mesh fencing & Gates (where indicated)



A. 02/21 - Layout amended

Drawn: Descriptions  
 Dimensions are to be taken from this drawing.  
 All dimensions and areas to be verified on site.  
 This drawing and access to be verified on site.  
 Part of whole without approval from Crompton Property Developments Ltd.

**CROMPTON DEVELOPMENTS**  
 Crompton Property Developments Ltd  
 Throstles Nest Farm, Pigeon Street,  
 Burscough, Lancashire, L40 7SP.  
 Tel: 01204 887337  
 Fax: 01204 887334

Phase 2 - New Tree Farm  
 Barracuda & Sealife Business Park,  
 Burscough

Barracuda Business Park Layout

Scale @ A3:	1:500
Drawn:	LC
Checked:	DC
Date:	01/21
Drawn By:	LC
Checked By:	DC
Drawn:	LC
Checked:	DC

102-BBP/SBP-PL U2 Rev. A



# FOR SALE (OR MAY LET)



## A RANGE OF NEW EMPLOYMENT UNITS ANTICIPATED COMPLETION – SUMMER 2022



For illustration purposes only

NEW Warehouses, Industrial, Trade Counters or Offices

Available to purchase by way of 999 year long lease at nil ground rent (or may rent)

A range of available sizes to suit all requirements

Substantial electrical capacity available

Extensively landscaped grounds

Skilled workforce with high quality local housing available in the immediate vicinity

Expressions of interest invited

# SEAFIRE BUSINESS PARK, OFF TOLLGATE ROAD, BURSCOUGH, WEST LANCASHIRE.

nre surveyors ltd  
commercial property consultants and surveyors



2, Marsh Cottages, Marsh Lane, Ormskirk, Lancashire, L40 8HU  
t 01695 576844 e [nickeckersley@nreltd.co.uk](mailto:nickeckersley@nreltd.co.uk) w [www.nreltd.co.uk](http://www.nreltd.co.uk)

## LOCATION

Seafire Business Park forms the 2<sup>nd</sup> phase of employment development within Yew Tree Park Strategic Development Site. The first phase of development known as Dakota Business Park is nearing completion with all units sold, let or under offer.

The site is situated within the rapidly expanding town of Burscough which is straddled by the A59, a main arterial route connecting Liverpool to the south and Preston to the north.

Uniquely, Burscough has 2 railway stations, Burscough Junction on the Ormskirk to Preston line and Burscough Bridge on the Southport to Manchester line. There is excellent access to the national motorway network via the M58 (4.3 miles) and the M57 (7.4 miles).



For illustration purposes only

## ACCOMMODATION

Unit sizes range from 2,000 sq. ft. to 23,000 sq. ft. Please see attached schedule.

## VIEWING

For all enquiries and quoting terms please contact: -

Nick Eckersley of NRE Surveyors: [nickeckersley@nre ltd.co.uk](mailto:nickeckersley@nre ltd.co.uk)

01695 576844 / 07860 550 684

Or our joint agent

Graham Bowling of Fitton Estates: [gb@fittonestates.com](mailto:gb@fittonestates.com)

01704 500345 / 07866 666648



## DESCRIPTION

A range of new employment units suitable for all B1, B2 and B8 uses which can be tailored to an individual occupiers bespoke requirements with excellent connection to the A59.

## SPECIFICATION

See separate specification sheet for full details.



For illustration purposes only

## TERMS

All units will be offered for sale by way of a 999 year lease at a peppercorn rental. Price on application. The developer will also consider letting.

## SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining the common areas of the development.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## RESERVATION

In order to reserve the unit a non-refundable reservation fee is payable. All reservation fees will be deducted from the agreed purchase price.

## VAT

VAT is payable on this transaction.



Ground Floor Plan

For illustration purposes only

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is a firm regulated by RICS.

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**Seafire Business Park, Burscough Industrial Estate**

**Schedule of Areas/Guide Prices**

Unit	Total Floor Area sq.ft	Ground Floor Area sq.ft	Mezzanine Area sq.ft	Price (Plus VAT)
1a	6,060	5,335	725	£540,000
1b	3,198	2,665	533	RESERVED
2a	4,600	4,000	600	RESERVED
2b	4,000	4,000	0	RESERVED
3a	6,390	6,000	390	£588,000
3b	8,800	8,000	800	£796,000
3c	8,900	7,500	1,400	£776,000
4	16,240	15,500	740	£1,500,000
5	16,295	15,500	795	£1,500,000
6	9,850	9,000	850	£895,000
7	14,107	12,825	1,282	£1,276,000
8	14,107	12,825	1,282	£1,276,000
9a	3,265	2,875	390	£310,000
9b	2,093	2,093	0	RESERVED
9c	2,093	2,093	0	RESERVED
9d	3,265	2,875	390	RESERVED
9e	2,093	2,093	0	RESERVED
9f	2,512	2,093	419	RESERVED
10	20,910	19,010	1,900	£1,800,000
11	23,028	20,935	2,093	£982,000
12	16,593	15,085	1,508	£1,425,000

**Notes**

The warehouse units as proposed will incorporate a 10% office element to the Ground Floor area, to include WC and kitchen facility. The mezzanine floors will be concrete and provided to a shell specification with a handrail. Subject to terms agreed the developers can undertake bespoke fit out works to mirror occupier requirements. Further details available on application. VAT will apply to the purchase price and rentals. The developers would also consider leasing the units at rentals from £6.50 per sq.ft. exclusive. Further details available on application.

**Seafire Business Park, Burscough Industrial Estate**

**Schedule of Areas/Guide Prices**

Unit	Total Floor Area sq.ft	Ground Floor Area sq.ft	Mezzanine Area sq.ft	Price (Plus VAT)
1a	6,060	5,335	725	RESERVED
1b	3,198	2,665	533	RESERVED
2a	4,600	4,000	600	RESERVED
2b	4,000	4,000	0	RESERVED
3a	6,390	6,000	390	POA
3b	8,800	8,000	800	POA
3c	8,900	7,500	1,400	RESERVED
4	16,240	15,500	740	POA
5	16,295	15,500	795	POA
6	9,850	9000	850	POA
7	14,107	12,825	1,282	POA
8	14,107	12,825	1,282	POA
9a	3,265	2,875	390	£322,350
9b	2,093	2,093	0	RESERVED
9c	2,093	2,093	0	RESERVED
9d	3,265	2,875	390	RESERVED
9e	2,093	2,093	0	RESERVED
9f	2,512	2,093	419	RESERVED
10	20,910	19,010	1,900	POA
11	23,028	20,935	2,093	POA
12	16,593	15,085	1,508	POA

**Notes**

The warehouse units as proposed will incorporate a 10% office element to the Ground Floor area, to include WC and kitchen facility.

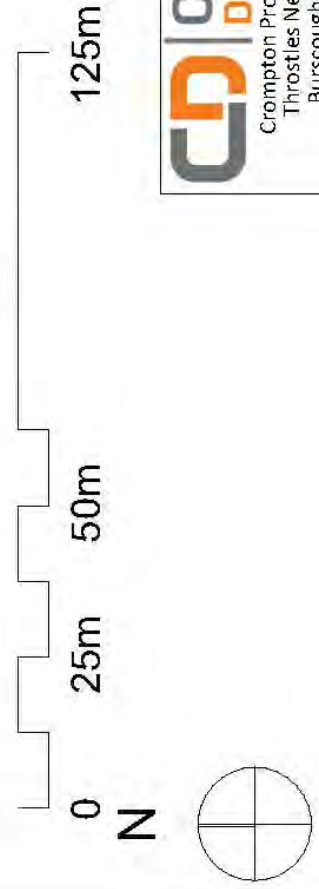
The mezzanine floors will be concrete and provided to a shell specification with a handrail.

Subject to terms agreed the developers can undertake bespoke fit out works to mirror occupier requirements. Further details available on application.

VAT will apply to the purchase price and rentals.

The developers would also consider leasing the units at rentals from £6.75 per sq.ft. exclusive. Further details available on application.





**CD CROMPTON DEVELOPMENTS**  
 Crompton Property Developments Ltd  
 Throstles Nest Farm, Pippin Street,  
 Burscough, Lancashire, L40 7SP.  
 t: 01704 897337  
 m: 07734 387 384

Phase 2 - Yew Tree Farm  
 Seafire Business Park,  
 Burscough.

Number  
**102-SBP-EP**

Information		Drawing Information	
Number	EP-01	Revision	-
Date	02/21	Date	02/21
Scale@A3	As Indicated	Scale@A3	As Indicated

**Plan 2 - Estate Plan - Seafire Business Park**

All dimensions to be checked on site prior to construction or fabrication. Any discrepancies are to be reported to CPD Ltd



## Appendix 3

### CoStar Available Industrial Listing



**Dakota Business Park**  
**Dakota Way**  
**Ormskirk, L40 7RE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Industrial / E (	2,374 SF (9,494 SF)	£6.50/SF	-	-	-	Avail	Direct	1-5 yrs	Air Conditioning, CCTV (Closed Circuit Television Monitoring), Central Heating, Natural Light, Partitioned Offices, Print/Copy Room, Raised Floor, Reception	
P GRND	Industrial / E (	2,374 SF (9,494 SF)	£6.50/SF	-	-	-	U/O	Direct	1-5 yrs	Air Conditioning, CCTV (Closed Circuit Television Monitoring), DDA Compliant, Plug & Play, Print/Copy Room, Private Restrooms, Raised Floor	
P 1st	Industrial / E (	2,373 SF (9,494 SF)	£6.50/SF	-	-	-	U/O	Direct	1-5 yrs	Air Conditioning, CCTV (Closed Circuit Television Monitoring), Central Heating, Natural Light, Partitioned Offices, Print/Copy Room, Private Restrooms, Raised Floor, Reception	
P 1st	Industrial / E (	2,373 SF (9,494 SF)	£6.50/SF	-	-	-	Avail	Direct	1-5 yrs	Air Conditioning, CCTV (Closed Circuit Television Monitoring), DDA Compliant, Demised WC facilities, Natural Light, Plug & Play, Private Restrooms, Raised Floor, Reception	



**Dakota Way  
Ormskirk, L40 7RE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Industrial / B2	8,000 SF (18,350 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	CCTV (Closed Circuit Television Monitoring), Central Heating, Kitchen, Roller Shutters, Secure Storage	
P MEZZ	Industrial / B2	1,175 SF (18,350 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen, Security System, Yard	



**Gillibrands Industrial Estate  
Glebe Rd  
Skelmersdale, WN8 9JP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Industrial / B2	9,687 SF (21,641 SF)	£5.75/SF	£1.68/SF	-	-	Avail	Direct	Negotiable	Roller Shutters, Secure Storage	
E GRND	Industrial / B2	9,709 SF (21,641 SF)	£5.75/SF	£1.68/SF	-	-	Avail	Direct	Negotiable	Roller Shutters, Secure Storage	



**Wood End Business Park  
Marsh Moss Ln  
Ormskirk, L40 0RP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Industrial / B2	8,350 SF (10,800 SF)	£3.24/SF	-	-	-	Avail	Direct	Negotiable	Demised WC facilities, Roller Shutters, Secure Storage, Shower Facilities	
P MEZZ	Industrial / B2	2,450 SF (10,800 SF)	£3.24/SF	-	-	-	Avail	Direct	Negotiable	Kitchen, Roller Shutters, Secure Storage, Security System	



**Baracuda Business Park**  
**Off Tollgate Rd**  
**Ormskirk, L40 8LB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Industrial / B2	6,115 SF (7,945 SF)	£6.50/SF	-	-	-	Avail	Direct	Negotiable	CCTV (Closed Circuit Television Monitoring), Kitchen, Roller Shutters, Secure Storage, Security System, Yard	
E MEZZ	Industrial / B2	1,830 SF (7,945 SF)	£6.50/SF	-	-	-	Avail	Direct	Negotiable	CCTV (Closed Circuit Television Monitoring), Central Heating, Demised WC facilities, Kitchen, Roller Shutters, Security System	



**Barracuda Business Park**  
**Off Tollgate Rd**  
**Ormskirk, L40 8LB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Industrial / B2	14,665 SF (66,131 SF)	£6.50/SF	-	-	-	Avail	Direct	Negotiable	CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Kitchen	
P MEZZ	Industrial / B2	1,466 SF (66,131 SF)	£6.50/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen	



**Barracuda Business Park**  
**Off Tollgate Rd**  
**Ormskirk, L40 8LB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Industrial / B2	3,695 SF (4,064 SF)	£6.50/SF	-	-	-	Avail	Direct	Negotiable	Demised WC facilities, Kitchen, Roller Shutters	
E MEZZ	Industrial / B2	369 SF (4,064 SF)	£6.50/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen	



**Barracuda Business Park**  
**Off Tollgate Rd**  
**Ormskirk, L40 8LB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Industrial / B2	4,226 SF (4,648 SF)	£6.50/SF	-	-	-	Avail	Direct	Negotiable	Demised WC facilities, Kitchen, Roller Shutters, Secure Storage, Security System	
E MEZZ	Industrial / B2	422 SF (4,648 SF)	£6.50/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen, Roller Shutters, Security System	



**West Pimbo Industrial Estate**  
**Pendle PI**  
**Skelmersdale, WN8 9RN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Industrial / B2	5,159 SF (5,770 SF)	£5.93/SF	-	-	-	Avail	Direct	1-5 yrs	Air Conditioning, CCTV (Closed Circuit Television Monitoring), Common Parts WC Facilities, Natural Light, Print/Copy Room, Private Restrooms, Raised Floor, Reception, Recessed Lighting, Roller Shutters, Secure Storage	

P MEZZ	Industrial / B2	611 SF (5,770 SF)	£5.93/SF	-	-	-	Avail	Direct	1-5 yrs	Air Conditioning, CCTV (Closed Circuit Television Monitoring), Print/Copy Room, Raised Floor, Recessed Lighting, Roller Shutters	
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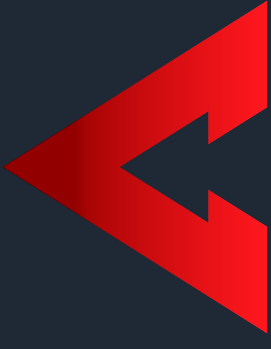


**Merlin Park**  
**Ringtail Rd**  
**Ormskirk, L40 8JY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Industrial / B2	2,000 SF (2,734 SF)	£8.05/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, DDA Compliant, Demised WC facilities, Kitchen, Partitioned Offices, Secure Storage, Security System	

P 1st	Industrial / B2	734 SF (2,734 SF)	£8.05/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, DDA Compliant, Demised WC facilities, Kitchen, Partitioned Offices, Secure Storage, Security System	
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*A refreshing approach that meets  
the demands of today's office occupier*



# THE APPROACH

**Southway, Skelmersdale**

To Let High Specification Office Suites  
from 864 upto 15,000 sq ft





# THE APPROACH

DESCRIPTION

LOCATION

AERIAL

AVAILABILITY

FLOORPLANS

GALLERY

FURTHER INFORMATION

## DESCRIPTION

The Approach is a prominent, five storey multi occupied office building. The building is configured of an L shape at lower level and provides great flexibility complimented by excellent levels of natural light. The reception area is being remodelled to provide a spacious entrance which can be accessed from both elevations of the building. Given the volume of passing pedestrian flow to the Concourse Shopping Centre, the ground floor accommodation may suit alternative uses subject to securing the relevant planning consent.

The building benefits from an on-site car park with additional parking available in the neighbouring Concourse Shopping Centre.

The accommodation is finished to a high internal specification which meets the occupational demands of today's occupier.



Excellent levels of natural light



Remodelled reception area



Extensive on-site car parking



Finished to a high internal specification







# THE APPROACH

DESCRIPTION

LOCATION

AERIAL

AVAILABILITY

FLOORPLANS

GALLERY

FURTHER INFORMATION



## LOCATION

The Approach occupies a prominent position located on Southway, adjacent to Concourse Shopping Centre in Skelmersdale. The building provides convenient access to the M58 motorway (1 mile) which, in turn, provides connections to the national motorway network. The building also benefits from excellent access to the public transport network that serves the neighbouring Concourse Shopping Centre.

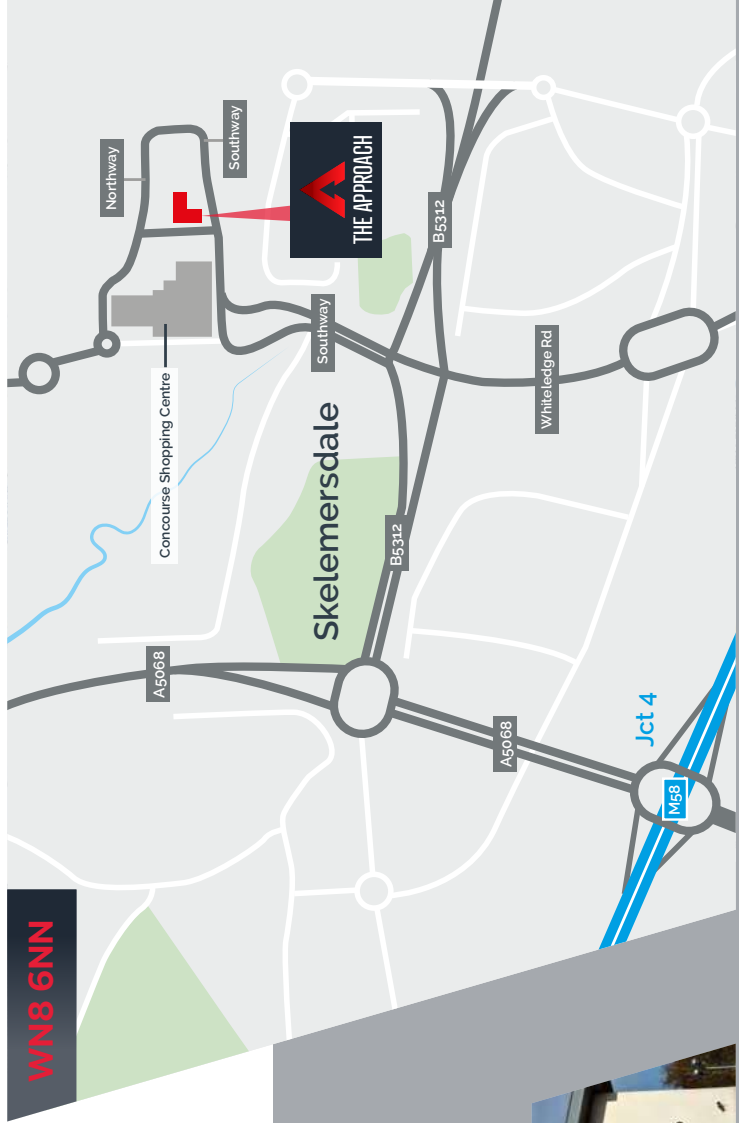
The Concourse Shopping Centre provides an array of restaurants and retail amenity.

Adjacent to Concourse Shopping Centre

1 mile to the M58 motorway (Jct 4)

An array of restaurants and retail amenities

Excellent access to the public transport network



The Approach is situated adjacent to Concourse Shopping Centre in Skelmersdale.





# THE APPROACH

DESCRIPTION

LOCATION

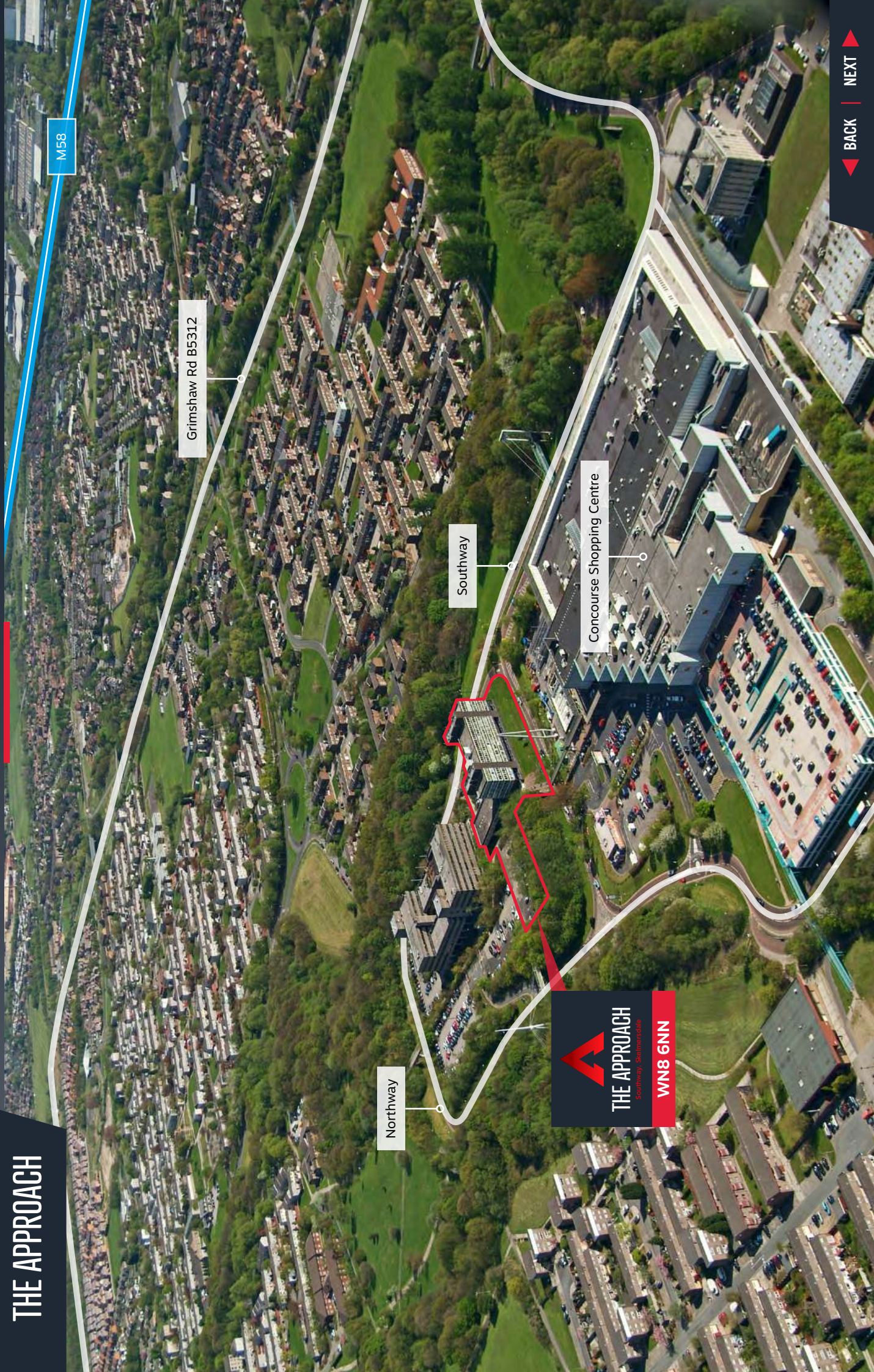
AERIAL

AVAILABILITY

FLOORPLANS

GALLERY

FURTHER INFORMATION



M58

Grimshaw Rd B5312

Northway

Southway

Concourse Shopping Centre

**THE APPROACH**  
Southway, Shelmerdale  
**WN8 6NN**





# THE APPROACH

DESCRIPTION

LOCATION

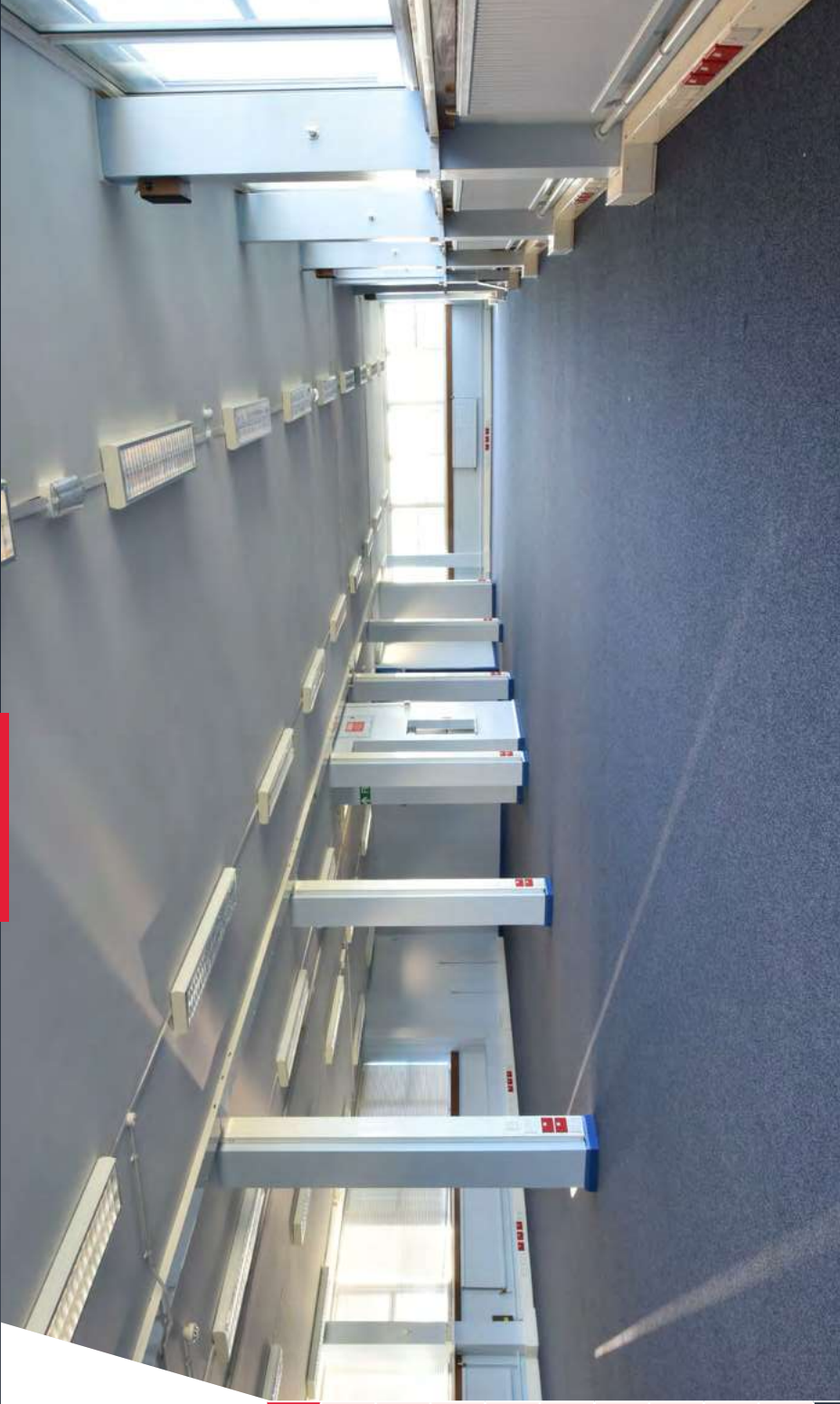
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AVAILABILITY

FLOORPLANS

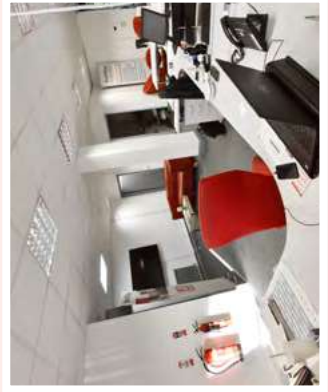
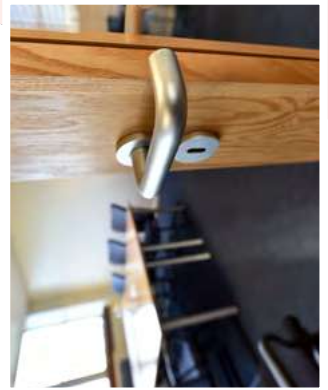
GALLERY

FURTHER INFORMATION



## SCHEDULE OF AVAILABILITY

Unit	Area (sq ft)
Part Ground Floor	910
GF Annex A	1,949
Part First Floor	865
FF Annex A	2,139
FF Annex B	2,380
Part Second Floor	865
Part Third Floor	865
Part Fourth Floor	865
Part Fourth Floor	5,100
<b>Total</b>	<b>15,938</b>

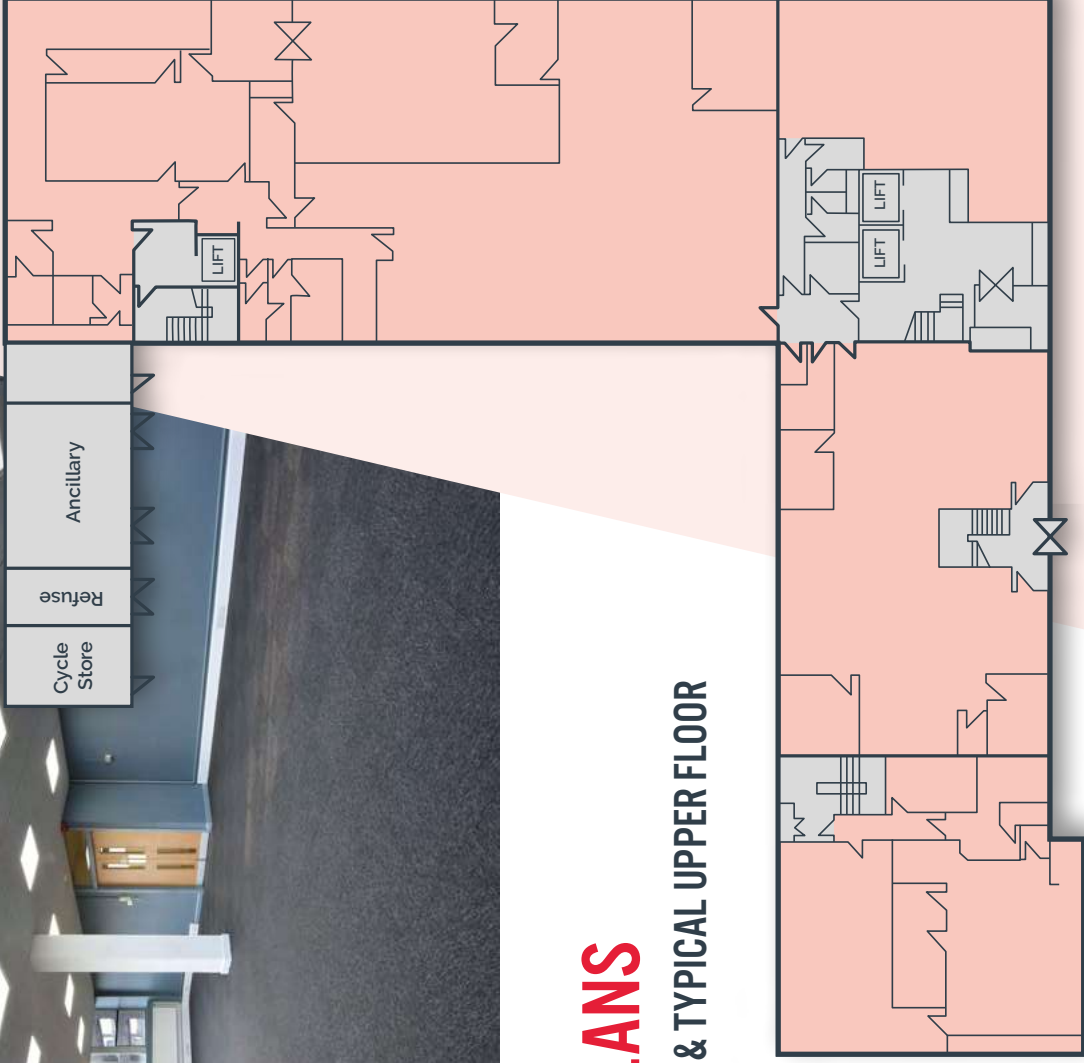
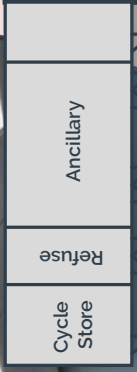


*“We are the country’s leading provider of cataract surgery and chose The Approach because of the flexible floor space and well connected transport networks in the area. The presence of the shopping precinct on our door-step provides our staff with multiple options for food and leisure. Also it’s been nice to see the landlord to continue to invest in the communal and reception areas.”*

**SpaMedica, 5th floor occupier at The Approach**

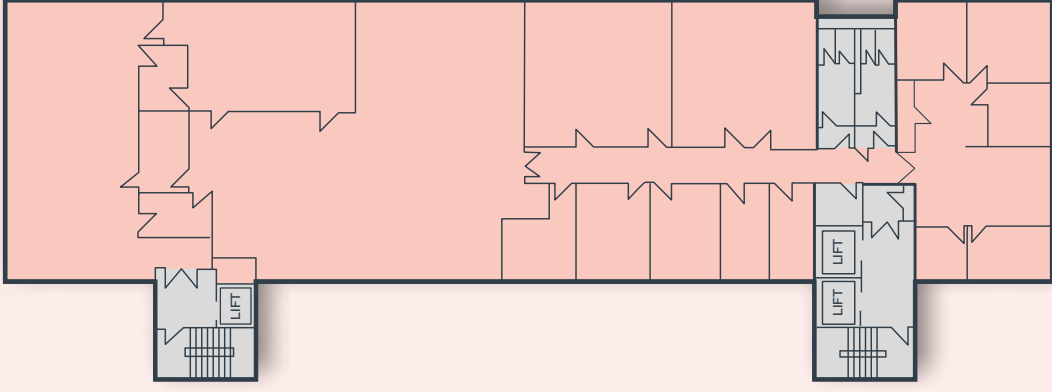
◀ BACK

NEXT ▶



# FLOORPLANS

GROUND FLOOR & TYPICAL UPPER FLOOR







# THE APPROACH

DESCRIPTION

LOCATION

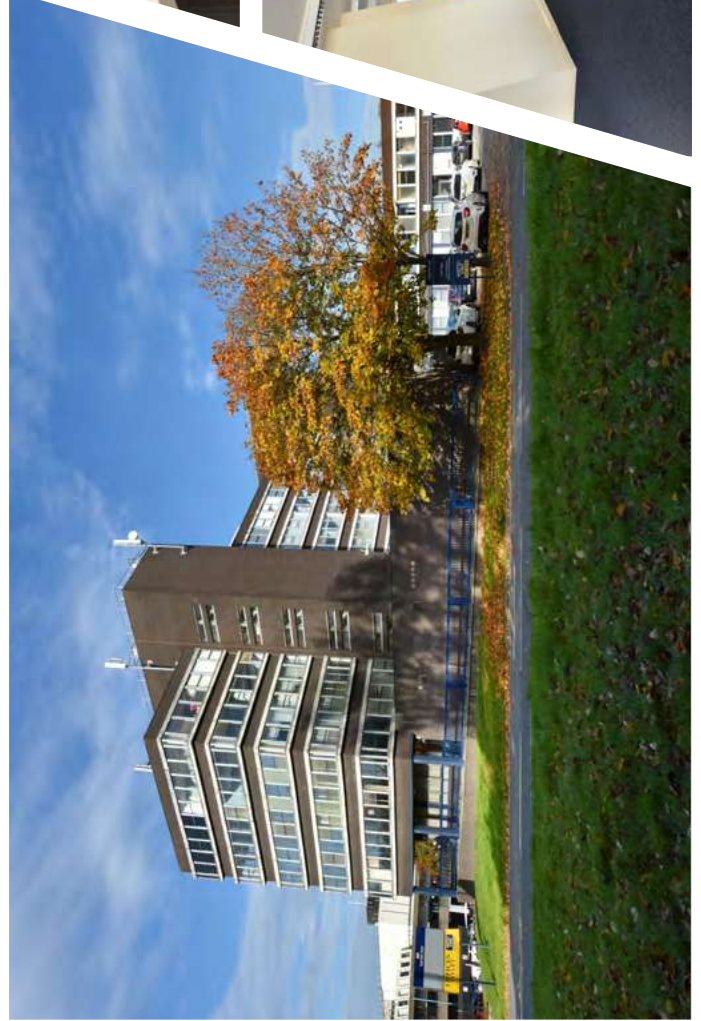
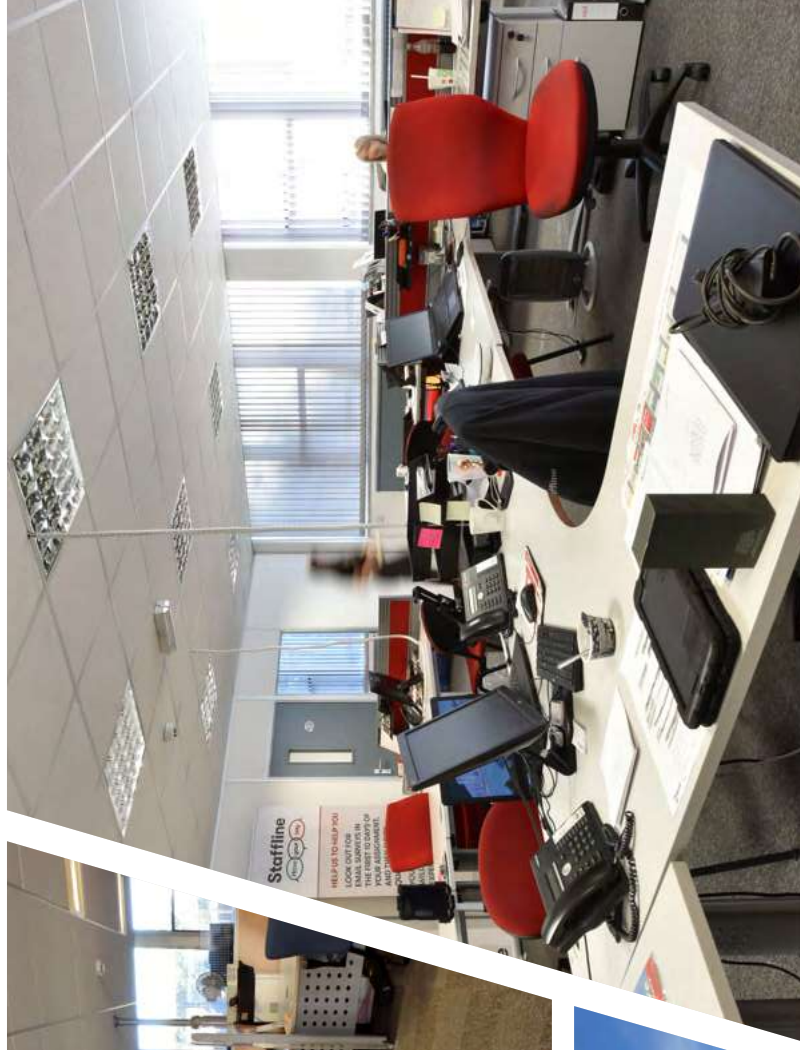
AERIAL

AVAILABILITY

FLOORPLANS

GALLERY

FURTHER INFORMATION







# THE APPROACH

DESCRIPTION

LOCATION

AERIAL

AVAILABILITY

FLOORPLANS

GALLERY

FURTHER INFORMATION

## RENT / TERMS

Upon application.

## BUSINESS RATES

Uniform Business Rates will be levied on the demise and car parking areas.

## VAT

All prices are quoted exclusive of VAT which will be charged at the prevailing rate.

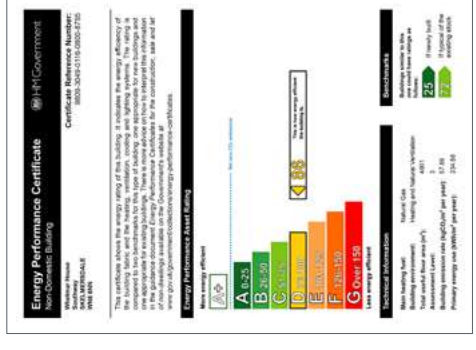
## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the joint letting agents.

## EPC



MISREPRESENTATION ACT: B1 Real Estate and Parkinson Real Estate on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by B1 Real Estate and Parkinson Real Estate have any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of B1 Real Estate and Parkinson Real Estate. July 2020. Designed and Produced by Creativeworld T:01282 858200.

**PARKINSON**  
REAL ESTATE ●●●●  
**01942 741800**

**Real Estate**  
0151 662 0505  
0161 706 1111  
**b1realestate.co.uk**

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



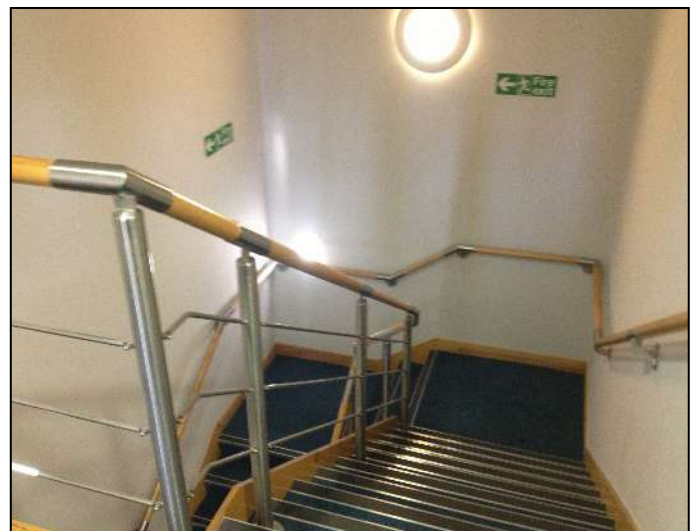
## Equinox House, Staveley Road, Skelmersdale, WN8 8DX

SELF CONTAINED MODERN OFFICES  
WITH SECURE ENTRANCE

**1,840 SQ FT - 9,455 SQ FT**

**(171 SQ M - 878 SQ M)**

EXTENSIVE CAR PARKING AVAILABLE  
ON SITE





## DESCRIPTION

Equinox House comprises the surplus offices adjacent to the Cadbury's distribution facility. The premises are self contained and arranged over first and second floors providing 4 large floor plates suitable for a variety of uses. The first floor space is partitioned as can be seen on the attached plan. The second floor suites are open plan.

The property has the benefit of excellent car parking with over 100 spaces and the benefit of a number of modern features including:

- Raised floor
- Full disabled access
- Gas fired central heating
- Lift
- Category II lighting
- Kitchen on each floor
- Male, Female, disabled WC's
- 24 security

## RENT

The rent will be charged inclusive of service charge and buildings insurance but exclusive of rates and utilities. Further details upon application.

## LEASE

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed by negotiation and not to exceed 1 May 2014.

## ACCOMMODATION

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

### FIRST FLOOR

Right Hand Side	268 sq m	2,885 sq ft
Left Hand Side	171 sq m	1,840 sq ft

### SECOND FLOOR

Right Hand Side	268 sq m	2,885 sq ft
Left Hand Side	171 sq m	1,840 sq ft

<b>TOTAL</b>	<b>878 sq m</b>	<b>9,450 sq ft</b>
--------------	-----------------	--------------------

## SERVICE CHARGE

There is a service charge payable which is included within the rental which covers any external repairs and maintenance, cleaning and electricity within the communal areas, water charges, repairs and maintenance of the common parts.



## RATEABLE VALUE

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is in the process of being prepared and will be made available to interested parties.

## SERVICES

Mains services are understood to be available or connected to the property subject to statutory regulations.

## PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## LEGAL COSTS

Each party is to bear their own legal costs.

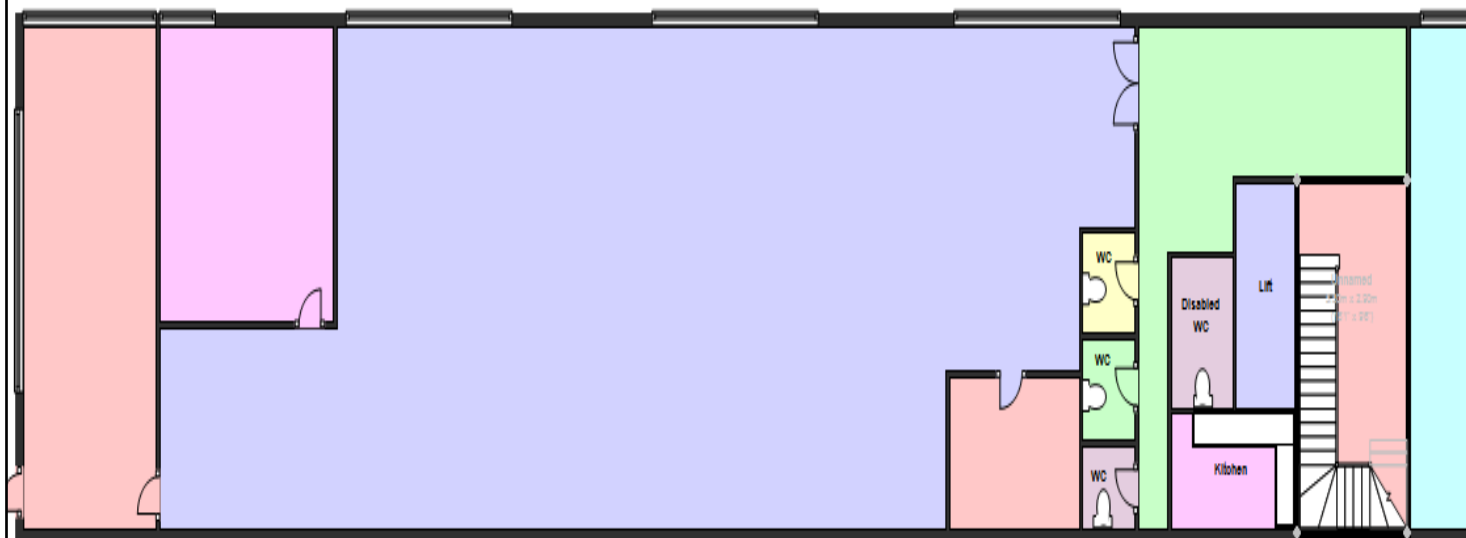
## VIEWING

By prior appointment through the sole agent, Legat Owen

Will Sadler  
 01244 408 242

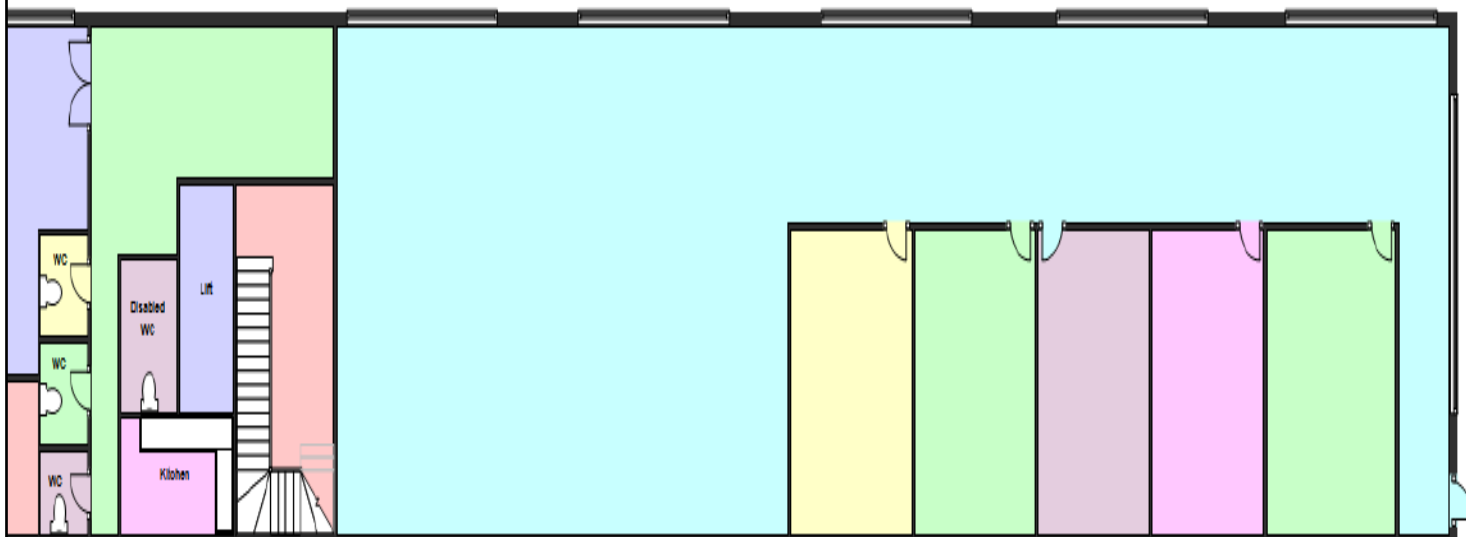


### First Floor Left Hand Side



Not to Scale

### First Floor Right Hand Side

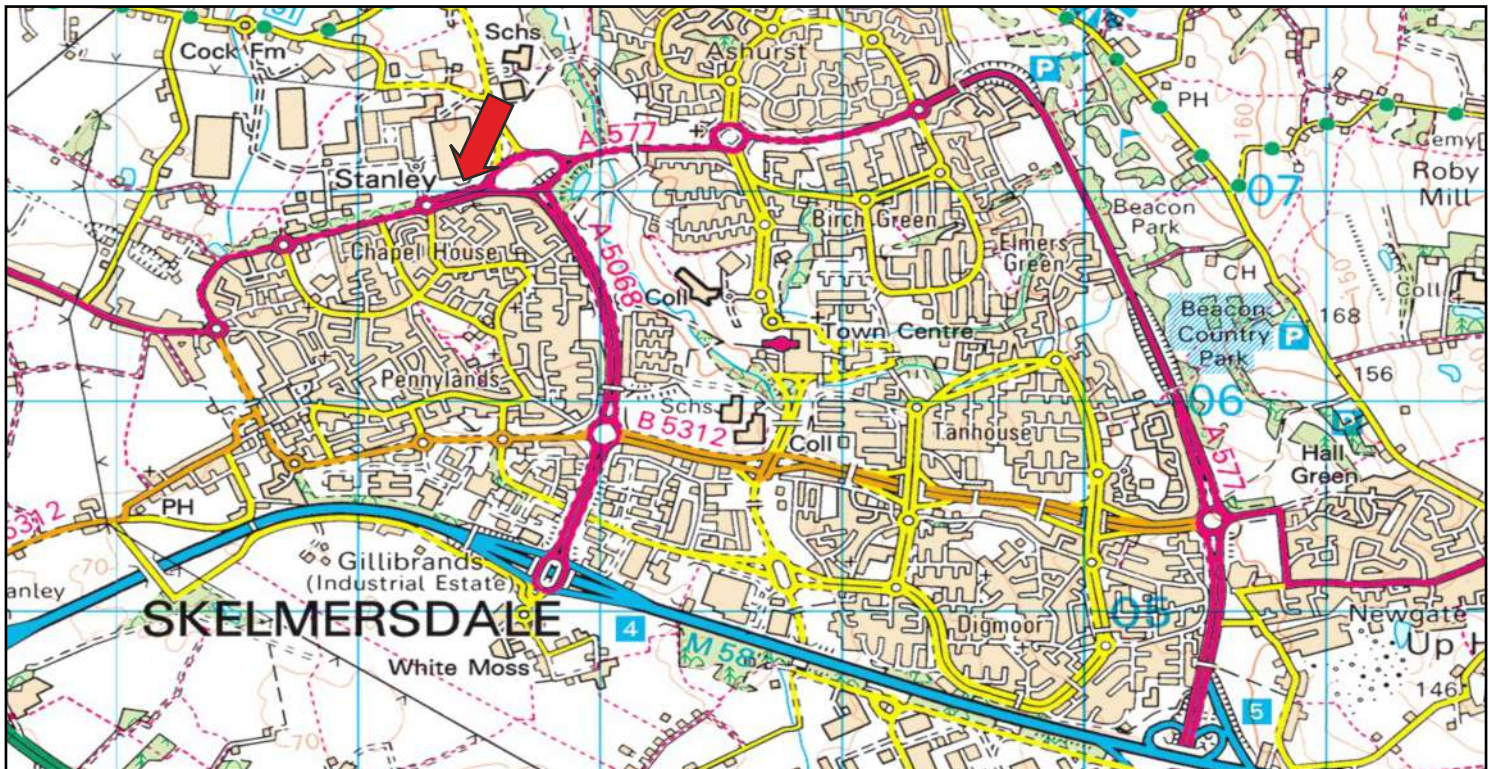


Not to Scale



**LOCATION**

The property is located on the Cadburys distribution site at Stanley, Skelmersdale. The premises are situated at the junction of Neverstich Road with Staveley Road, a short distance from the A577 and A5068, approximately 2 miles from junction 5 of the M58 and 4 miles from junction 26 of the M6.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

March, 16

**SUBJECT TO CONTRACT**

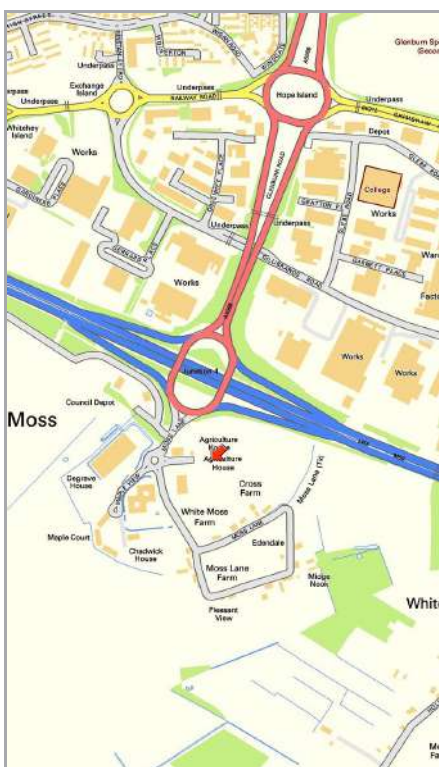


LOT

# Skelmersdale

Development land, White Moss Business Park, Maple View WN8 9TW

- Freehold development site
- Total about 3.96 acres (1.60 hectares)
- With planning permission for 29 self-contained office units
- Vacant possession



## Location

Skelmersdale is located in West Lancashire adjacent to the M58 and is about 13 miles north-east of Liverpool, 15 miles south-west of Preston, 25 miles west of Manchester, only about 15 miles from John Lennon Airport and 25 miles from Manchester International Airport. The site is about 1/2 mile south of Skelmersdale town centre and immediately off junction 4 of the M58 and is positioned off Whitemoss Lane, close to the West Lancashire Innovative centre.

## Description

An irregular shaped site totalling about 3.96 acres (1.60 hectares).

## Tenure

Freehold

## Planning Authority

West Lancashire District Council (01695 577177) [www.westlancs.gov.uk](http://www.westlancs.gov.uk).

## Planning & Development

The site currently has full planning permission for the erection of 29 self-contained office buildings, new vehicular and pedestrian access off Moss Lane, associated internal access roads, car parking, sub-station, refuse blocks and landscaping as well as the creation of a wetland pond (ref:2011/0993/FUL extension of planning permission 2007/1470/FUL) providing a total up to 68,000 sq ft (6,317sq m). Please refer to legal pack/planning authority.

## Tenancy & Accommodation

Accommodation	Acre	Hectares	Tenant
Entire	3.96	1.60	Vacant

## VAT

VAT is payable.

## Energy Performance Certificate

No EPC required.

## Contact

Mat Harris  
**020 7198 2229**  
[msharris@lsh.co.uk](mailto:msharris@lsh.co.uk)

## Seller's Solicitor

DLA Piper UK LLP  
 (Robert Arnison) 0161 235 4057  
[robert.arnison@dlapiper.com](mailto:robert.arnison@dlapiper.com)

Please ensure that you are aware of the general and special conditions and any relevant addendum. The successful buyer on all Lots will be required to pay the Auctioneers an administration fee.

## Appendix 5

### JELPS Report – Table 54

**Table 54 – West Lancashire – Assessment of Existing Employment Areas**

Site	Site Area, ha	LA Policy Ref	Current Use	Occupancy Rate, percent	Grade Assessment	Comments
Co-op Bank Offices, Northway, Skelmersdale	2.60	DE 5.2.21 Employment Area	Solus site with two multi storey office blocks. One in multiple occupancy	89	C	Town centre related offices site. Future to be re-appraised in conjunction with the redevelopment proposals for Skelmersdale Town Centre.
Gillibrands Industrial Estate, Skelmersdale	100.26	DE 5.2.3 Employment Area	Substantial new town developed employment area for mix of B1/B2/B8 uses.	95	B	Potential to link Gillibrands West allocated sites (DE 5.1.15/16), totalling 3.0 ha, with poor quality intervening site vacant and in receivership, plus car park (2.38 ha) to remodel part of the estate. Potential to remodel small units at Gladden Place, including access arrangements – 1.19 ha.
Pimbo Industrial Estate Skelmersdale	154.89	DE 5.2.1 Employment Area	Substantial new town employment area, dominated by large occupiers - mainly warehousing/logistics	88	B	Two remaining allocated Employment Sites totalling 4.21 ha (DE 5.1.2/5). Number of opportunities to remodel existing sites or underutilised land, totalling 14.63 ha. These include an area of landscaping adjacent to M58 junction; a garden centre off Pimbo Road; two vacant properties off Pit Hey Place and two greenfield sites on the edge of the estate.
Stanley Industrial Estate, Skelmersdale	57.97	DE 5.2.2 Employment Area	Large new town employment area with mix of large and small premises, mostly B2/B8 uses	90	B/C	One allocated Employment Site (DE 5.1.7) remains available. Limited scope for remodelling unless Skelmersdale United FC relocate their ground.

Site	Site Area, ha	LA Policy Ref	Current Use	Occupancy Rate, percent	Grade Assessment	Comments
TPT Centre, Railway Road, Skelmersdale	1.61	DE 5.2.15 Employment Area	Derelict industrial site in residential area	0	E	Requires demolition and redevelopment. Not an appropriate future employment site
Westgate Employment Area, Skelmersdale	4.93	DE 5.2.8 Employment Area	Small mixed office/ industrial area	100	C	
Whitemoss Business Park, Skelmersdale	14.21	DE 5.2.14 Employment Area	Modern high quality out of town business park, mostly B1 offices	75	A	Further development opportunities associated with Employment Site DE 5.1.17, to provide office space
XL Business Park, Stanley Industrial Estate Extension, Skelmersdale	36.47	DE 5.1.4 Employment Area	Modern development of warehouse and distribution depots for major companies	100	B	Further development opportunities for large B8 uses linked to Employment Sites DE5.1.14 b/c. Potential for small freehold plots for owner occupiers for DE 5.1.14a.
Abbey Lane, Burscough	6.42	DE 5.2.16 Employment Area	Small employment area focussed on low grade/untidy uses	100	D	Potential to intensify use at NE boundary (0.82 ha). Potential to expand to include remediated A59 frontage site (2.73 ha) with B1/B2/B8.
Briars Lane, Burscough	2.81	DE 5.2.20 Employment Area	Small industrial complex, dominated by WCF Distribution Services	100	C/D	
Burscough Employment Area, Burscough	48.17	DE 5.2.7 Employment Area	Comprises two distinct large industrial estates in multiple occupation	91	B/C	Potential to remodel 0.21 ha west of Tollgate Road (poor quality, part empty nissen huts site). Consider possible allocation of intervening disused airfield west of Tollgate Road/south of Ringtail Road to combine the two existing



Site	Site Area, ha	LA Policy Ref	Current Use	Occupancy Rate, percent	Grade Assessment	Comments
Burscough Wharf, Liverpool Road North, Burscough	0.17	DE 14.8 Development Opportunity Site	Vacant historic canal-side warehouses. Listed buildings	0	C/D	estates. Includes three sites that form part of April 2008 notionally available land supply but DE 5.1.21 developed as Merlin Park and DE5.1.20 now largely built out. Potential to expand southwards to include 4.36 ha at junction of Tollgate Road and Pippin Street (Replacement Local Plan Policy DE 15).
Digmoor Road, Skelmersdale	0.95	DE 5.2.23 Employment Area	Solus derelict industrial site	0	D/E	Character and location of buildings presents opportunity for mixed-use (retail and/or offices) linked to town centre.
Orrell Lane, Burscough	2.53	DE 5.2.12 Employment Area	Solus industrial site occupied by UBH international	100	C	Location more appropriate for non-employment uses, compatible with adjacent housing areas.
Platts Lane, Burscough	0.50	DE 5.2.10 Employment Area	Small trade counters estate in mainly residential area	100	C/D	
Red Cat Lane, Burscough	4.64	DE 5.2.111 Employment Area	Edge of town centre industrial area dominated by TRM Packaging	100	C	
Hattersley Court, Burscough Street, Ormskirk	3.32	Employment Area	New office park on edge of town centre	0	B/C	

Site	Site Area, ha	LA Policy Ref	Current Use	Occupancy Rate, percent	Grade Assessment	Comments
Ormskirk Employment Area, Ormskirk	3.30	DE 5.2.9 Employment Area	Linear, mixed B1/B2/B8 edge of town centre employment area. Mix of terraced and solus buildings	100	C	
Southport Road/Green Lane, Ormskirk	0.74	DE 5.2.22 Employment Area	Mixed office, industrial trade counter uses in converted historic buildings. Now known as Malt House Business Park	75	C/D	
Ainscough Building Supplies, Mossy Lea Road, Wrightington	1.56	DE 5.66 Rural Employment Area	Trade counters	100	C/D	
Alty's Brickworks Hesketh Bank	4.02	DE 5.2.19 Employment Area	Builders merchants and storage	100	C	
Appley Lane North (Ruberoid Works), Appley Bridge	3.78	DE 5.2.17 Employment Area	Solus B2 use site	100	D	
Dawber Delph, Appley Bridge	4.35	DE 5.2.6 Employment Area	Industrial estate in multiple occupation with vacant land	100	C/D	Opportunity to develop 1.51 ha of vacant land accessed by unpaved road.
East Quarry, Appley Bridge	12.71	DE 14.5 Development Opportunity Site	Flooded former quarry with industrial units terrace to road frontage (Northern Diver Business Park)	56	D	Limited scope for further employment use because of flooded quarry. Possible mixed use scheme capitalising on water feature, could include B1 use.
Greaves Hall Business Park, Banks	5.43	DE 5.5 Rural Employment Area	Former hospital buildings in use for low grade industrial activity	100	D	Potential to regenerate existing occupied and derelict buildings to create rural workspace (B1 use)

Site	Site Area, ha	LA Policy Ref	Current Use	Occupancy Rate, percent	Grade Assessment	Comments
North Quarry, Appley Bridge	5.12	DE 5.2.5 Employment Area	Mixed industrial and office development (the latter new)	43	C	capitalising on setting. Remaining development site of 0.18 ha within Employment Site DE 5.1.23.
Pilkington R&D Laboratories Hall Lane, Lathom	8.33	DE 5.7 Employment Area	R&D facilities for Pilkington	100	B/C	Scope to intensify development through use of two vacant areas totalling 2.20 ha
Ravenhead Brickworks, Up Holland	7.79	DE 5.2.19 Employment Area	Large solus industrial site adjacent to former quarry.	100	D	
Reynolds Garage, Southport Road, Scarisbirk	1.83	DE 5.6d Rural Employment Area	Part development with housing. Part cleared.	N/A	N/A	Potential for 0.82 ha as rural employment site
School Lane, Haskayne	1.48	DE 5.6a Rural Employment Site	Derelict industrial site in village centre	0	D/E	Not an appropriate site for future employment use
Sharrock's Depot, Mossy Lea Road, Wrightington	0.85	DE 5.6c Rural Employment Area	Solus site used for wholesalers/retail and ancillary storage	100	C/D	
Simonswood Industrial Park, Simonswood	57.41	DE 5.2.4 Employment Area	Substantial industrial area, much used for open storage	82	D	Considerable scope to remodel areas of the industrial park, plus development of Employment Site DE 5.1.24. Potential to extend northwards to include 20.26 ha fronting Stopgate Lane.
Tarleton Mill, Plox Brow Tarleton	4.93	DE 5.2.13 Employment Area	Number of small, low grade industrial uses plus large vacant mill building	83	D	Potential for refurbishment/selective demolitions of the mill complex to create SME accommodation

Site	Site Area, ha	LA Policy Ref	Current Use	Occupancy Rate, percent	Grade Assessment	Comments
<b>Total</b>	<b>566.08</b>					

Source: BE Group 2009

*N.B. Appendix 14 provides site identification plans for regeneration/remodelling opportunities*

## Appendix 6

### JELPS Report – Table 92



**Table 92 – West Lancashire Employment Sites Schedule**

Site Ref	Name	Size, ha	Comment / Update	Estimated Availability, years
DE 5.1.12	Selby Place (Site D), Stanley Industrial Estate, Skelmersdale	0.47	Owner: JDM Contracts Aspiration/use: Under development for own building Potential type: Industrial	0-1
DE 5.1.13	Selby Place (Site K), Stanley Industrial Estate, Skelmersdale	0.84	Owner: Vitax Aspiration/use: Under development for own expansion of warehouse Potential type: Industrial	0-1
DE 5.1.14a	North of Asda (XL Plot E), Stanley Extension Site, XL Business Park, Skelmersdale	1.89*	Owner: Lancashire County Council Aspiration/use: Considering servicing to provide small freehold plots for owner-occupier SMES Potential type: Industrial	1-3
DE 5.1.14b	South of Asda, Stanley Extension Site, XL Business Park, Skelmersdale	6.14*	Owner: Gazeley Properties Aspiration/use: Marketing design and build distribution warehouse (24,000 sqm) Potential type: Industrial	1-3
DE 5.1.14c	North of Comet DHL, Stanley Extension Site, XL Business Park, Skelmersdale	11.20*	Owner: Gazeley Properties Aspiration/use: Marketing design and build distribution warehouse (45,000 sqm) Potential type: Industrial	1-3
DE 5.1.15	Gardiners Place (Site 4), Gillibrands Industrial Estate, Skelmersdale	1.70	Owner: Hills Motors Aspiration/use: In use as vehicle scrap yard Potential type: Industrial	5+
DE 5.1.16	Gardiners Place (Site 5), Gillibrands Industrial Estate, Skelmersdale	1.30	Owner: Lindsay Containers – in receivership Aspiration/use: Presumed to be expansion land for adjacent properties Potential type: Industrial	3-5
DE 5.1.17	Whitemoss Business Park, Skelmersdale	8.25	Owner: Various Aspiration/use: Part under development, part has planning, part retained for office development. Planning uses restricted to B1(a) and (b)	0-1

Site Ref	Name	Size, ha	Comment / Update	Estimated Availability, years
DE 5.1.18	Cobbs Clough Road, Skelmersdale	9.82	Potential type: Office Owner: Homes and Communities Agency Aspiration/use: Owner would like to market for B2/B8 uses, planning uses restricted to B1 Potential type: Industrial/Office	1-3
DE 5.1.2	Pimbo Road (Site M), Pimbo Industrial Estate, Skelmersdale	3.50	Owner: MA Investments Aspiration/use: On market, may be access issues. Potential type: Industrial	1-3
DE 5.1.20	Tollgate Road, Burscough Industrial Estate	3.49	Owner: Hurlston Brook Aspiration/use: Part of site under development for industrial. Part to be subject of further planning application for industrial Potential type: Industrial	0-1
DE 5.1.21	Tollgate Road/Merlin Park, Burscough Industrial Estate	0.59	Owner: Hurlston Brook Aspiration/use: Site under development for office park Potential type: Office	0-1
DE 5.1.22	Ringtail Road, Burscough Industrial Estate	0.27	Owner: Not Known Aspiration/use: Site in use for concrete batching plant Potential type: Industrial	5+
DE 5.1.23	North Quarry, Appley Bridge	0.66	Owner: Not known – agent Knight Frank Aspiration/use: Site under development for office park Potential type: Office	0-1
DE 5.1.24	Simonswood Site 1, Simonswood Industrial Park	5.02	Owner: Williams Trucks Aspiration/use: Site in use for lorry park Potential type: Industrial	5+
DE 5.1.26	Greaves Hall, Greaves Hall Avenue, Banks	5.21	Owner: Not known – agent Brabner Chaffe Street Aspiration/use: On market, under offer to Keyworker Homes for housing, only 2 ha likely to be retained for office park, Planning uses permit B1. Potential type: Office	1-3
DE 5.1.27	Ormskirk Hospital	0.24	Owner: Southport & Ormskirk Hospital NHS Trust Aspiration/use: Likely to be developed	5+

Site Ref	Name	Size, ha	Comment / Update	Estimated Availability, years
DE 5.1.5	Priorswood Place (Site R), Pimbo Industrial Estate, Skelmersdale	0.71	for hospital residential accommodation Potential type: Industrial/Office  Owner: Kilmartin Aspiration/use: Will sell site at correct price, will require right of way across neighbouring MA Investments landholding. Potential type: Industrial	1-3
DE 5.1.7	Staveley Road (Site F), Stanley Industrial Estate, Skelmersdale	3.60	Owner: Homes and Communities Agency Aspiration/use: Marketed Potential type: Industrial	1-3
DE 11	Skelmersdale Town Centre Regeneration	5.00	Owner: Various Aspiration/use: Nominal employment land allocation for Skelmersdale town centre regeneration scheme Potential type: Office	5+
<b>Total</b>		<b>69.90</b>		

Source: BE Group/West Lancashire Borough Council/2009

\*Discussions with landowners have led to an increase in the total size of DE1.14 (which has also been divided into 3 parcels). This has increased by 6.05 ha from the size originally indicated in WLBC GIS database.

### Sites Analysis

- 8.5 Table 93 shows how the land is distributed through the study area. Halton has the most sites (38.5 percent); and the most land (41.4 percent). West Lancashire has both the fewest sites (12.4 percent) and smallest amount of land (13.8 percent).

**Table 93 – Distribution of Sites**

Area	Number of Sites	All Employment Land, ha
Halton	62	210.02
Knowsley	54	156.77
Sefton	25	70.73
West Lancashire	20	69.90
<b>Total</b>	<b>161</b>	<b>507.42</b>

Source: BE Group 2009

- 8.6 A sub-area breakdown of each local authority area complementing the analysis in this section is included in Appendix 25. A basic summary of the key points of this is included at appropriate places in the remainder of this section.

# Appendix 7

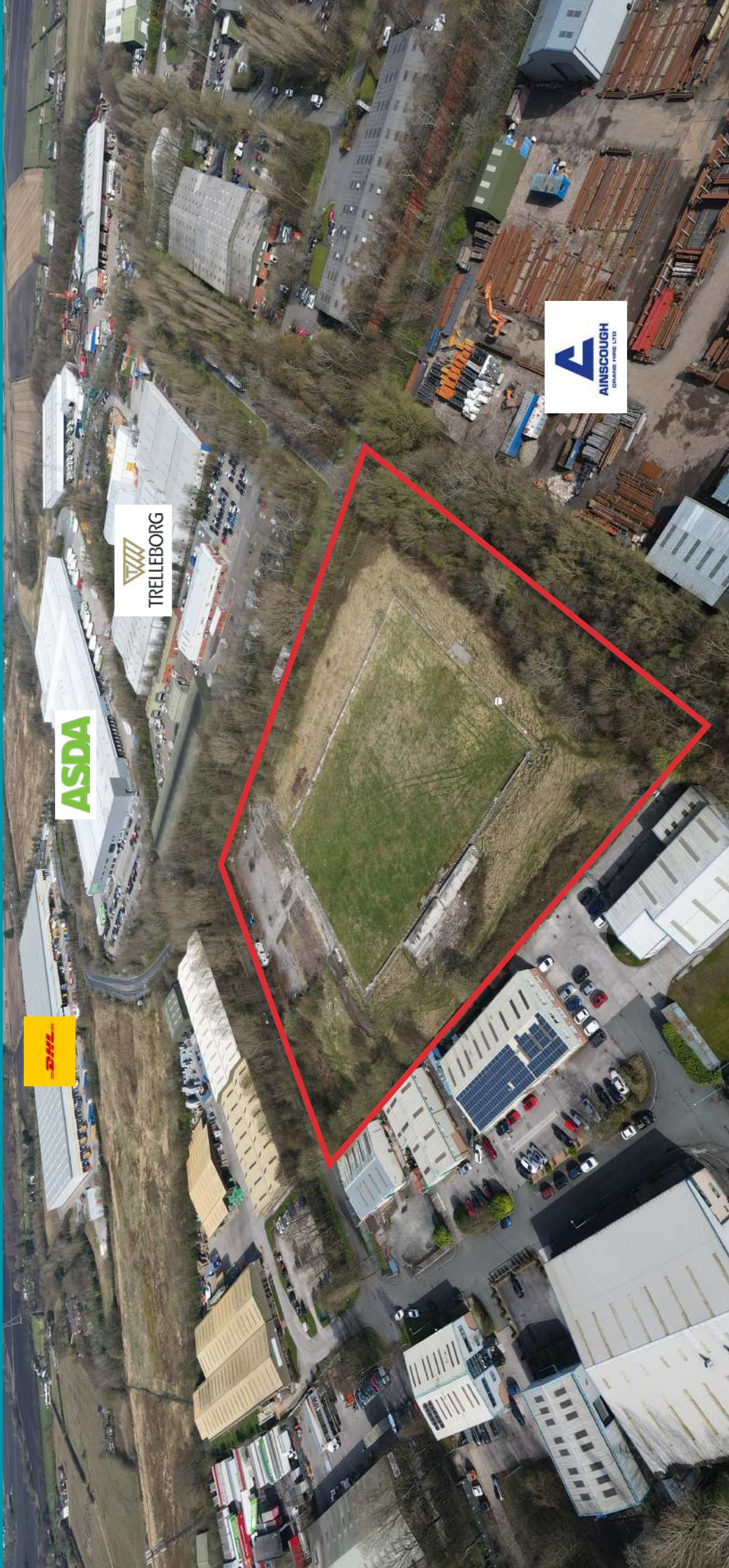
## Selby Place Marketing Details



**FOR SALE**

**PRIME DEVELOPMENT LAND APPROX. 6.5 ACRES (2.65 HECTARES)**

(SUBJECT TO PLANNING)



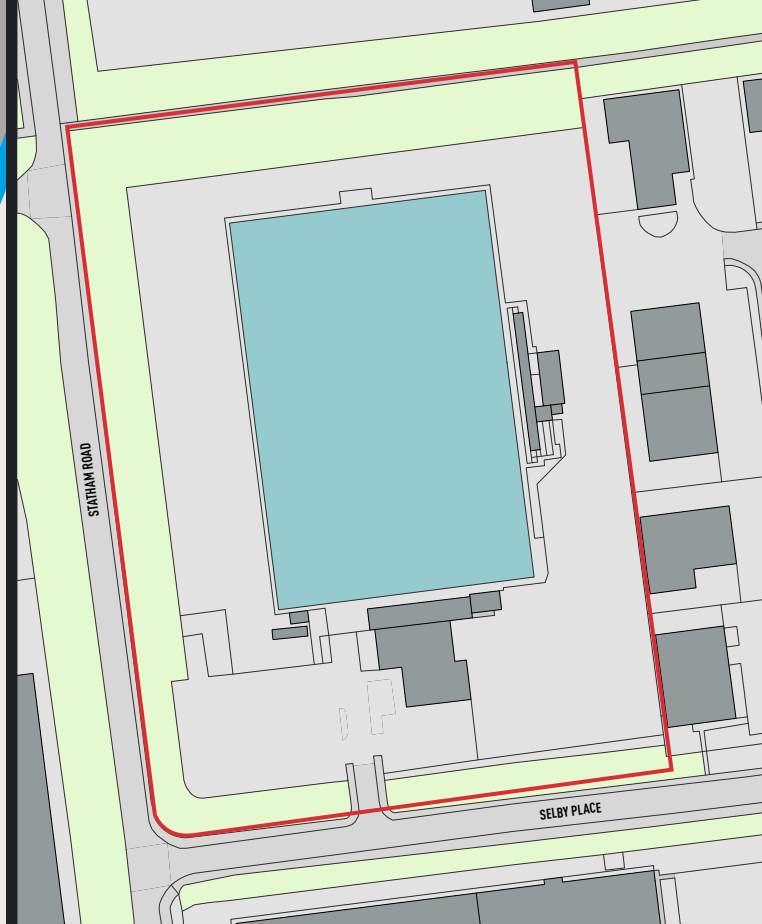
**SELBY PLACE, STANLEY INDUSTRIAL ESTATE, SKELMERSDALE WN8 8EF**

**AVISON  
YOUNG**



## THE SITE

SAT NAV: WN8 8EF



### LOCATION

The site is located 1 mile from Junction 4 of the M58 which is accessed via the A5068 dual carriageway, Junction 26 of the M6 motorway is approx. 5 miles to the east and the M57/M58 intersection is 9.5 miles to the west. Liverpool is approx. 13.5 miles to the west and Manchester 31 miles to the South.

### DESCRIPTION

The site comprises the former Skelmersdale United Football Club Ground which extends to approx. 6.5 acres (2.65 hectares). The site is occupied by a football pitch, some surrounding grassland and an area of hardstanding for car parking. The site is, however, now vacant and cleared. The site is bounded to the north by Statham Road, to the east by Selby Place, to the South by Stanley Industrial Estate and to the west by Ainscough. The estate is home to a large number of occupiers such as DHL, Asda Distribution Centre, Great Bear Distribution and Trelleborg.

### ACCOMMODATION

The plot of land has a total area of approximately 6.5 acres (2.64 hectares).

### TERMS

The site is available by way of a direct sale on a freehold basis.

### PLANNING

As set out in the Development Plan, the land is located within the Stanley Industrial Estate / XL Business Park Strategic Employment Site. We would suggest all interested parties contact West Lancashire Planning Authority on 01695 577177.

### VAT

All figures quoted are exclusive of but will be liable to VAT.

### FURTHER INFORMATION

If you require any further information, or a site investigation pack, this can be made available by the agents.

### VIEWING

For further information or an appointment to view please contact the retained agent.

**AVISON  
YOUNG**

**0161 228 1001**  
avisonyoung.co.uk

### RUTH LEIGHTON

07831 820 610  
ruth.leighton@davisonyoung.com

### JACK WEATHERILT

07920 468 487  
jack.weatherilt@davisonyoung.com

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# Appendix 8

## Westgate Use Study



<b>Building Use</b>	<b>Use Class</b>	<b>Units</b>	<b>Retail / Services / Leisure / Sui-Generis</b>
Central Heating Supplies	Class E(a) Display or retail sale of goods	1	16.00%
Pet Supplies	Class E(a) Display or retail sale of goods	1	16.00%
Flooring Supplies	Class E(a) Display or retail sale of goods	1	16.00%
Sandwich Shop	Class E(a) Display or retail sale of goods	1	4.00%
Dog Grooming Parlour	Class E(c)(ii) Professional services	1	8.00%
Salon	Class E(c)(ii) Professional services	1	
Beautician	Class E(c)(ii) Professional services	1	
Salon	Class E(c)(ii) Professional services	1	
Gym / Trainer	Class E(d) Indoor sport, recreation or fitness	1	4.00%
Soft Play Centre	Class E(d) Indoor sport, recreation or fitness	1	16.00%
Gym	Class E(d) Indoor sport, recreation or fitness	1	12.00%
Gym	Class E(d) Indoor sport, recreation or fitness	1	8.00%
Nursery	Class E(f) Day nursery	1	
Toiletries Manufacturer / Sales	Class E(g) (iii) Light industrial processes	1	
Office	E(g)(i) Offices	1	
Office	E(g)(i) Offices	1	
Print Design	E(g)(i) Offices	1	
Accountant	E(g)(i) Offices	1	
Tyre Servicing Centre	Class B2 General industrial	1	
Metal fabricators	Class B2 General industrial	1	
National Tyres	Class B2 General industrial	1	
Roofing Supplies Business	Class B8 / Class E(a) Display or retail sale of goods	1	
Builders Merchant	Class B8 / Class E(a) Display or retail sale of goods	1	
Music Education Space (inc. Café)	Sui-Generis	1	
Ambulance Station	Sui-Generis	1	

**Traditional Employment Uses**

Class E(g) (iii) Light industrial	4.00%
E(g)(i) Offices	16.00%
Class B2 General industrial	12.00%
Class B8	8.00%
<b>Total</b>	<b>40.00%</b>

Units

## Westgate Employment Area – Existing Uses Recorded (November 2021)

Building Use	Use Class
Central Heating Supplies	Class E(a) Display or retail sale of goods
Pet Supplies	Class E(a) Display or retail sale of goods
Flooring Supplies	Class E(a) Display or retail sale of goods
Sandwich Shop	Class E(a) Display or retail sale of goods
Dog Grooming Parlour	Class E(c)(ii) Professional services
Salon	Class E(c)(ii) Professional services
Beautician	Class E(c)(ii) Professional services
Salon	Class E(c)(ii) Professional services
Gym / Trainer	Class E(d) Indoor sport, recreation or fitness
Soft Play Centre	Class E(d) Indoor sport, recreation or fitness
Gym	Class E(d) Indoor sport, recreation or fitness
Gym	Class E(d) Indoor sport, recreation or fitness
Nursery	Class E(f) Day nursery
Toiletries Manufacturer / Sales	Class E(g) (iii) Light industrial processes
Office	E(g)(i) Offices
Office	E(g)(i) Offices
Print Design	E(g)(i) Offices
Accountant	E(g)(i) Offices
Tyre Servicing Centre	Class B2 General industrial
Metal fabricators	Class B2 General industrial
National Tyres	Class B2 General industrial
Roofing Supplies Business	Class B8 / Class E(a) Display or retail sale of goods
Builders Merchant	Class B8 / Class E(a) Display or retail sale of goods
Music Education Space (inc. Café)	Sui-Generis
Ambulance Station	Sui-Generis

## Appendix 9

### Application Site – Marketing Details





On the instructions of  
the Co-operative Bank plc

# FOR SALE



## PENNYLANDS HOUSE

Skelmersdale, Lancashire,  
**WN8 8AZ**

**ENTER** >

- SUBSTANTIAL OFFICE COMPLEX WITH CAR PARKING AND EXPANSION LAND
- 20,616 SQ.FT. (1,915.2 SQ.M.) ON 3 ACRES (1.21 HECTARES) APPROX
- SUITABLE FOR OWNER OCCUPATION, INVESTMENT OR REDEVELOPMENT SUBJECT TO PLANNING

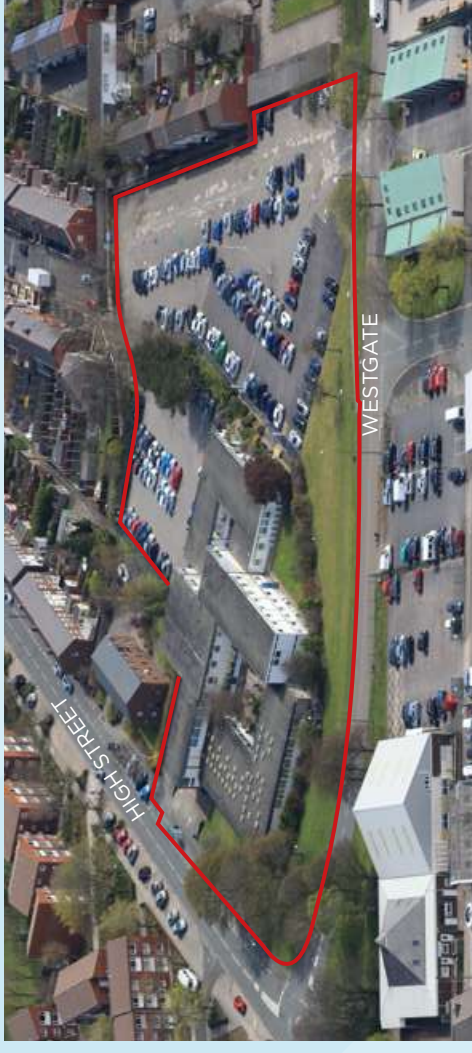


## DESCRIPTION

The property comprises of a 1960's office building which was originally built for the Commission for the New Towns.

The accommodation is constructed over ground and first floor levels and incorporates a mixture of private and open-plan office areas having suspended ceilings incorporating category 2 lighting and being heated throughout by a gas fired central heating system.

Externally, the property benefits from extensive car parking on site within a relatively regular shaped parcel of land which can be accessed from both High Street and the lower section of Westgate.



**PENNYLANDS**  
HOUSE

[HOME](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[LOCATION](#)

[AERIALS](#)

[FURTHER INFO](#)

Pennylands House, Skelmersdale,  
Lancashire, **WN8 8AZ**

## ACCOMMODATION

We understand the property extends to:

<b>Ground Floor</b>	14,828 Sq Ft	1,377.5 Sq M
<b>First Floor</b>	5,788 Sq Ft	537.7 Sq M
<b>Total Area NIA</b>	20,616 Sq Ft	1,915.2 Sq M

From measurements scaled from the Ordnance Survey extract, we calculate that the total site area extends to approximately 3 acres (1.21 hectares) or thereabouts.



**PENNYLANDS**  
HOUSE

[HOME](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[LOCATION](#)

[AERIALS](#)

[FURTHER INFO](#)

Pennylands House, Skelmersdale,  
Lancashire, **WN8 8AZ**

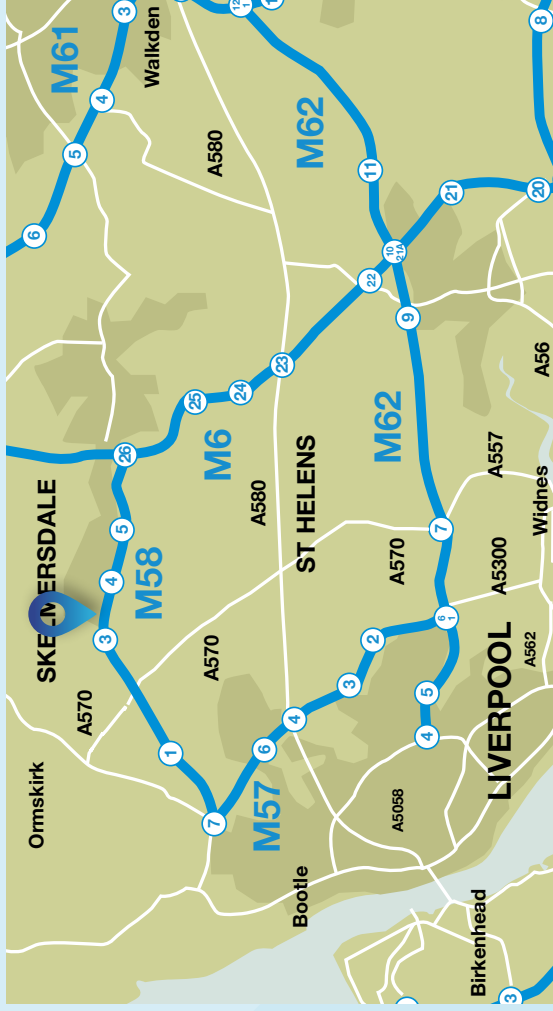


## LOCATION

The site occupies a prominent corner position at the junction of Westgate and High Street within the Pennylands area of Skelmersdale.

The property is effectively bounded by residential developments on three of its sides with land use on the opposite side of Westgate being given over to commercial and industrial uses.

Pennylands is situated within approximately 1/2 mile of the M58 Motorway (Junction 4).



**PENNYLANDS**  
HOUSE

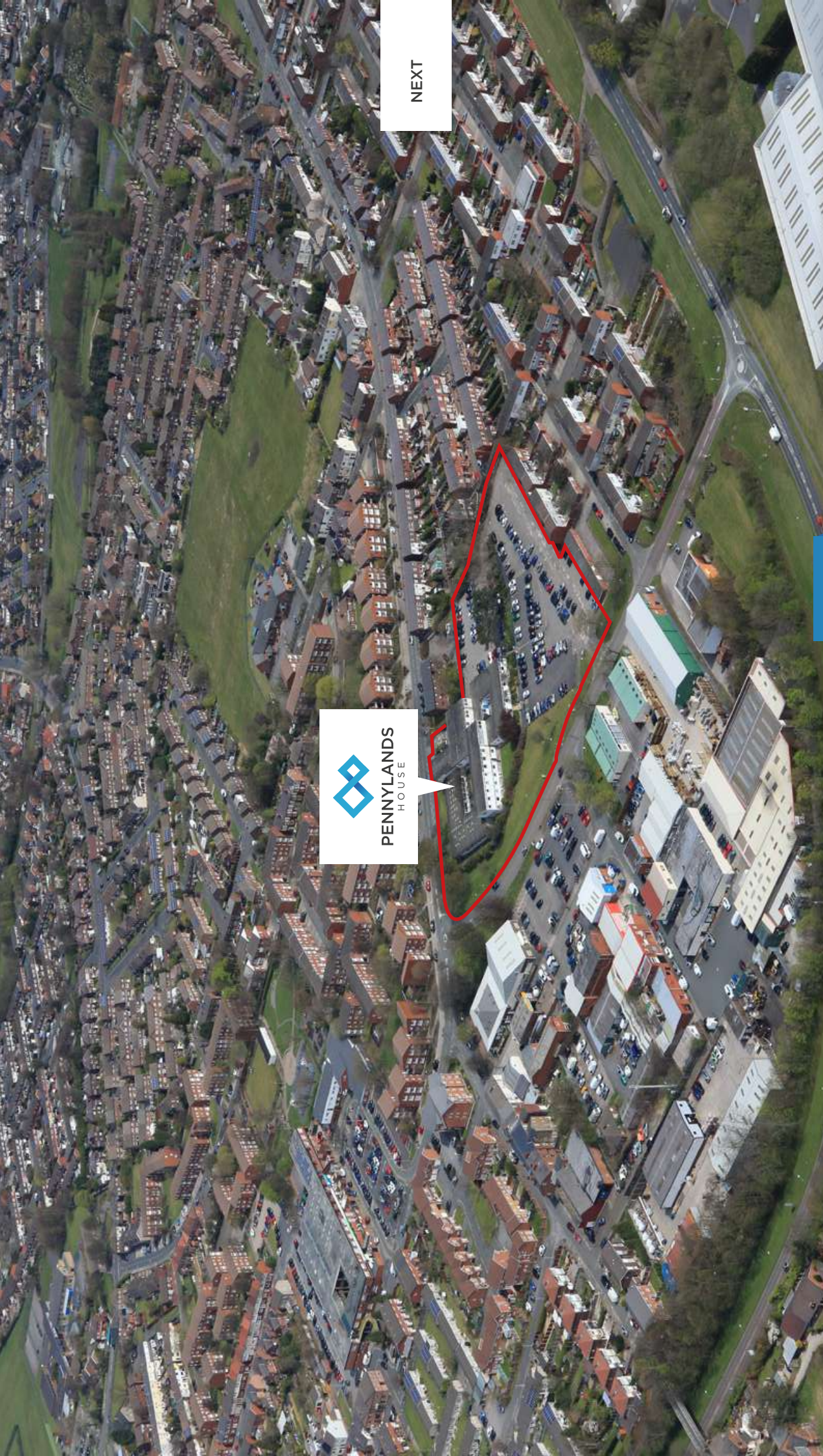
[HOME](#) [DESCRIPTION](#) [ACCOMMODATION](#)

[AERIALS](#) [FURTHER INFO](#)

[LOCATION](#)

Pennylands House, Skelmersdale,  
Lancashire, **WN8 8AZ**





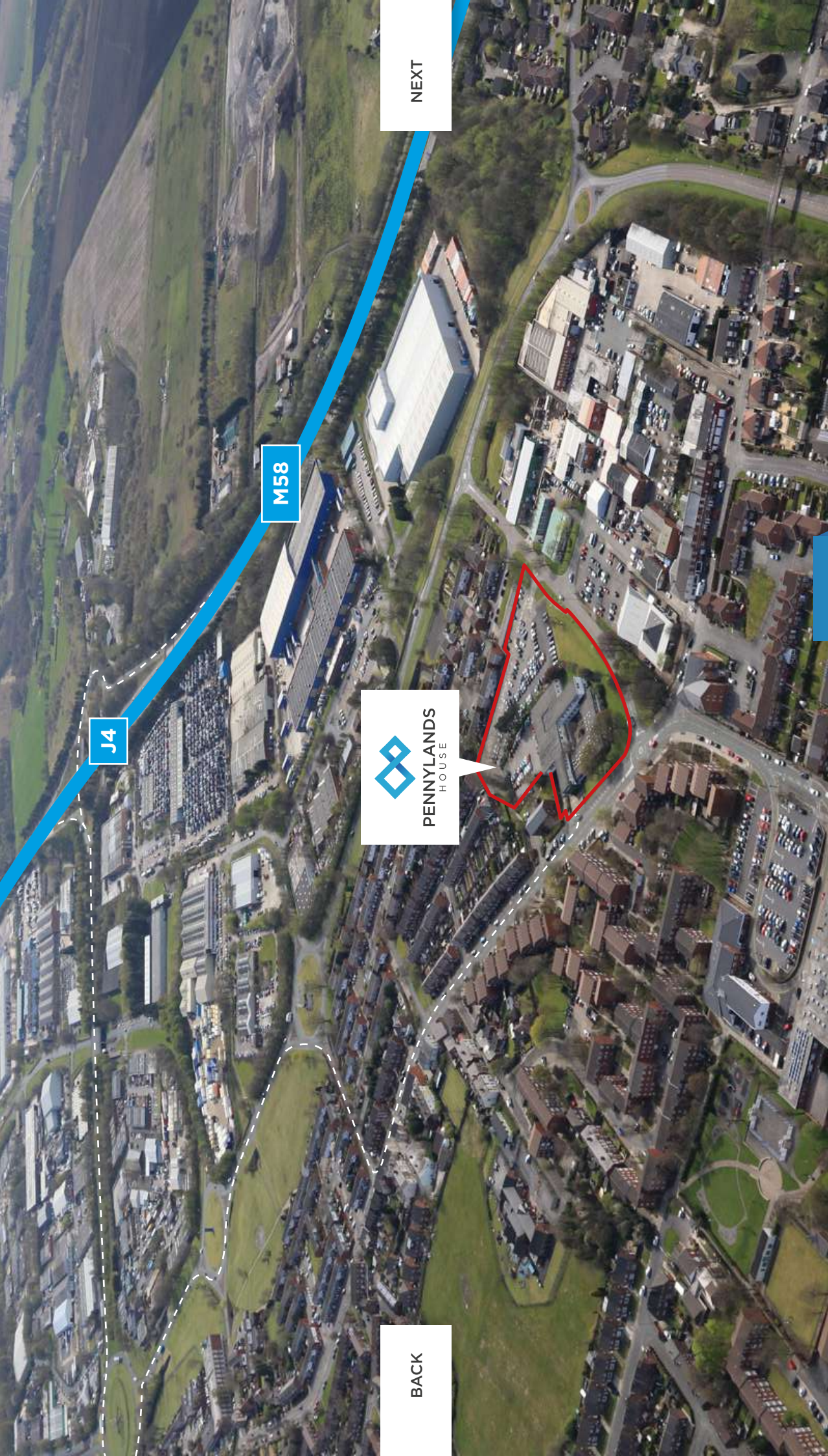
NEXT



**PENNYLANDS**  
HOUSE

Pennylands House, Skelmersdale,  
Lancashire, **WN8 8AZ**





BACK

NEXT



M58

J4



**PENNYLANDS**  
HOUSE

HOME

DESCRIPTION

ACCOMMODATION

LOCATION

AERIALS

FURTHER INFO

Pennylands House, Skelmersdale,  
Lancashire, **WN8 8AZ**





TO J3 ↑

M58

**PENNYLANDS**  
HOUSE

BACK



**PENNYLANDS**  
HOUSE

[HOME](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[LOCATION](#)

[AERIALS](#)

[FURTHER INFO](#)

Pennylands House, Skelmersdale,  
Lancashire, **WN8 8AZ**



## TENURE

We understand the property is held freehold.

## PLANNING

The property is in an area zoned primarily for industrial and commercial uses. However, given the residential nature of the surrounding area, it is considered that the site has strong potential for alternative uses particularly residential redevelopment subject to consents. All interests welcome.

## RATES

We understand the property is currently assessed for Rates as follows:-

Description: Offices & Premises  
Rateable Value: £121,000  
Rates Payable 2016/2017: £60,137

## TERMS

Offers are invited for the benefit of our client's freehold interest. Alternatively, consideration may be given to short-term lettings of the accommodation on terms to be agreed.

## VAT

All prices, outgoing and rentals are quoted free of but may be liable to VAT.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the progression of legal documentation.

## VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

### Mark Coulthurst

Tel: 0151 242 3123    Mobile: 07767 685 598  
Email: mark.coulthurst@masonowen.com

### Louis Holt

Tel: 0151 242 3145    Mobile: 077887 530 274  
Email: louis.holt@masonowen.co.uk

**mason  
owen...**  
0151 242 3000  
www.masonowen.com

Misrepresentation Act 1967 Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2016. RB&Co 0161 833 0555. www.richardbarber.co.uk



**PENNYLANDS**  
HOUSE

HOME

DESCRIPTION

ACCOMMODATION

LOCATION

AERIALS

FURTHER INFO

Pennylands House, Skelmersdale,  
Lancashire, **WN8 8AZ**

## Appendix 10

### Application Site – Mason Owen Marketing Letter



N Swift Esq  
Lamb & Swift  
179 Chorley New Road  
Bolton  
BL1 4QZ

**Direct Dial:** 0151 242 3123  
**Mobile:** 07767 685 598  
**Email:** [mark.coulthurst@masonowen.com](mailto:mark.coulthurst@masonowen.com)  
**Our Ref:** MC.RM  
**Your Ref:**  
**Email:** [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

**Date:** 7 December 2018

Dear Nick

## **PENNYLANDS HOUSE, SKELMERSDALE, LANCASHIRE WN8 8AZ MARKETING**

Mason Owen has marketed the above property since August 2016 on the basis it is zoned for business use and development but that it may be suitable for other uses, subject to planning.

This synopsis is aimed at conveying a brief overview of our marketing campaign and the level and type of demand generated in the property in the intervening period from parties other than Aldi Stores Limited and for uses other than retail.

### **Description**

The property comprises a 1960's office building which was originally built for the Commission for the New Towns and was designed only for a relatively short lifespan.

It comprises of an essentially pre-fabricated building which offers office accommodation on ground and first floors, together with extensive areas of landscaping and car parking and occupies a total site area of approximately three acres.

At the time of our initial inspection back in August 2015 we formed the opinion that although the building was still functional it was clearly nearing the end of its economic life. Signs of decay were numerous and we considered it to be beyond economic repair even if an occupier could be found to take 20,000 sq ft of offices of this type in this location, which we felt was unlikely.

The Co-op vacated the property around Christmas 2016 since when it has been vacant and has become a target for vandalism, break-ins and anti-social behaviour.

### **Location**

The property is situated within the Pennylands district of Skelmersdale being situated within a mile of the M58 Motorway (J4).

Located at the junction of High Street and Westgate, the property is effectively bounded by residential development on three of its side with land use on the opposite side of Westgate being given over to secondary commercial and industrial buildings.

### Marketing Efforts

The following were utilised to ensure an extensive coverage of the market across a variety of sectors both regionally and nationally:

- Sale boards
- Bespoke marketing brochure (attached)
- Mailshots
  - mailshots of the marketing brochure were undertaken to selected office and industrial occupiers and selected office and industrial developers
  - selected residential developers
  - selected retail occupiers and developers.
  - details also sent to selected North West agents active in the commercial property market
  - selected national office, industrial, retail and residential agents
- Website Listings  
The property has been listed on the following websites since August 2016:  
Rightmove  
Zoopla  
EGi Propertylink  
Mason Owen

During this time and despite best endeavours to market the property we have been unsuccessful in finding a suitable occupier/purchaser until Aldi Stores expressed an interest in the site, albeit subject to obtaining a change of use.

### Enquiries Received

We have received a substantial number of enquiries since the property was first marketed in 2016.

The vast majority of these were from parties interested in residential development of the site; others were from agencies who would not disclose who they were acting for.

Most interested parties ultimately discounted the opportunity on receipt of the details on grounds of; price level, location, size, specification and potential issues with ground conditions.

We did receive two offers to purchase the site for residential purposes but neither progressed beyond an early stage.

As a result, Aldi Stores Limited are the only party to have agreed formal heads of terms to purchase the site, subject to a change of use.

### Conclusion

We have undertaken a full and comprehensive marketing campaign of the above since 2016. Aldi Stores is the only party who has made an acceptable proposal during that period.

I trust the above is sufficient for your immediate purposes but please do not hesitate to contact me if you require any thing further.

Yours sincerely



**MARK COULTHURST BSc MRICS**

Mason Owen

# Appendix 11

## Application Site – Viability Appraisal



**Client:** Planning Application - Employment Viability

**Project:** Westgate

**Net Realisation** (see revenue calculation - page 2)

**£1,973,809**

**Outlay**

Acquisition costs		Variable	Fixed	Total
Purchase price			£1,000,000	£1,000,000
Stamp duty	4.00%	£40,000		£40,000
Legal fees	0.50%	£5,000		£5,000
Agents fees	1.00%	£10,000		£10,000
Town planning			50000	£50,000
Survey			10000	£10,000
		£55,000	£1,060,000	£1,115,000

Construction costs	Units	Gross Area ft <sup>2</sup>	Rate	ft <sup>2</sup>	Cost
Warehouse	1	19,418	£70		£1,359,260
Warehouse 2	2	4,000	£70		£280,000
	3	23,418			£1,639,260
Other construction costs					£325,000
					£1,964,260
Contingency on construction costs		@	5.00%		£81,963
					£2,046,223

Professional fees				
Architect	7.00%	on construction costs	£114,748	
Others	3.00%	costs	£49,178	
Bank arrangement fee		Fixed	£5,000	£168,926

Marketing costs				
Letting agents fees	15.00%	on rent PA	£21,676	
Letting legal fee	5.00%		£7,225	
Marketing costs		Fixed	£10,000	£38,902

Disposal fees				
Sales agent fee	1.00%	on net realisaion	£19,738	
Sales legal fee	0.50%		£9,869	
Marketing costs		Fixed	£2,500	£32,107

Finance		
Debit rate: per annum	6.00%	

	Pre - construction period	Construction period	Letting void period	Total
Period (in months)	3	9	12	
<b>Interest</b>				
on acquisition costs	£16,809	£51,962	£73,012	£141,783
on construction costs & prof fees		£41,507	£114,085	£155,592
	£16,809	£93,469	£187,097	£297,376

**Total costs**

**£3,698,533**

**PROFIT**

**-£1,724,725**

**Performance Measures**

Profit on cost (%)	-46.63%
Profit on GDV(%)	-87.38%

**Client:** Planning Application - Employment Viability

**Project:** Westgate

**Revenue calculation**

	Units	Gross Area ft <sup>2</sup>	Lettable area (%)	Lettable area ft <sup>2</sup>	Rent ft <sup>2</sup>	Rent PA	Yield (%)	Rent free period (months)	Capital value multiplier	Gross Sales Value
<i>letting valuation</i>										
Warehouse	1	19,418	100%	19,418	£6.00	£116,508	6.50%	10	15.3846	
									X	
									<u>0.9526</u>	
									14.655	£1,707,470
Warehouse 2	2	4,000	100%	4,000	£7.00	£28,000	6.50%	10	15.3846	
									X	
									<u>0.9526</u>	
									14.655	£410,351
Totals	3			23,418		£144,508				<u>£2,117,820</u>
<i>Less: acquisition costs</i>		@	6.80%							<u>£144,012</u>
										<b>£1,973,809</b>

**Net Realisation**

**£1,973,809**

Abnormal (**Other**) Development Costs

External Works	£	100,000
Demolition	£	100,000
Remediation	£	25,000
Cut & Fill	£	100,000
<b>Total</b>	<b>£</b>	<b>325,000</b>