



FOR SALE

Commercial Land

**LAST AVAILABLE
PLOT**

12 Acres
ALL ENQUIRIES



PEEL WATERS



Stopgate Lane,
Simonswood,
L33 4YB

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- Last 12 acre plot remaining
- Suitable for a variety of uses (STP)
- All mains services available (to boundary)
- Proximity to Knowsley Industrial Park

The land is situated to the southern side of Stopgate Lane, which is north of Knowsley Industrial Park, approximately 3.3 miles from J1 M58, 5 miles from J4 M57 and 11 miles from J6 M62.

The land is relatively flat in layout and is currently un-surfaced grass land. The site lends itself for commercial industrial development or could be used for storage land for plant, equipment, vehicles and trailers. Also recycling uses could be considered (stp) as will owner occupiers who are looking to acquire sites and construct their own bespoke buildings / yards.

The sale of part of the remaining plot will be considered, as will the sale of the income-producing wind-turbine situated on site.

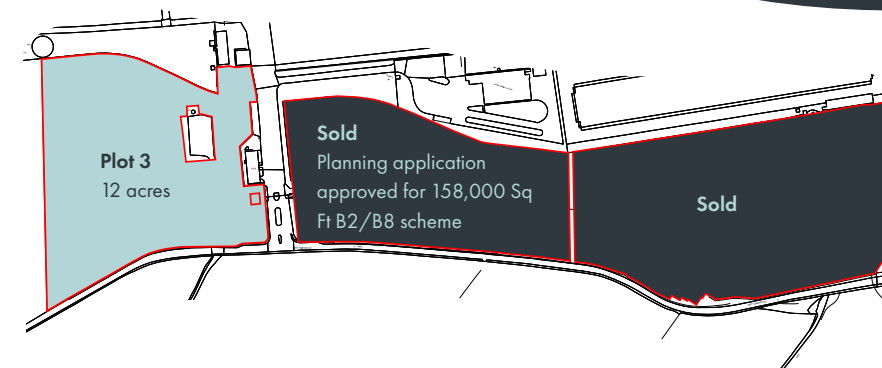
ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



PEEL WATERS

Site Plan



Local Occupiers



Sat Nav L33 4YB

Drive Distances

Knowsley	9 miles
Liverpool	12 miles
Warrington	21 miles
Manchester	35 miles
Leeds	74 miles
Birmingham	99 miles
Nottingham	111 miles

Contact



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