

LAND FOR SALE

- / TOTAL SITE AREA 25 ACRES / 10.1 Ha
- / SITE SALE AS A WHOLE OR PARTIAL BASIS
- / SUITABLE FOR CLASS E, B2 & B8 USES
- / POTENTIAL 10-15MVA POWER SUPPLY

Proposed Access Road



**SANDWASH
PARK**

RAINFORD INDUSTRIAL ESTATE / ST HELENS / WA11 8NB

Keyline for identification purposes only



A570

RAINFORD

A570

RAINFORD BY PASS

A570

SAINT GOBAIN ALKEGEN

RAINFORD SOLUTIONS



SANDWASH PARK



VIDEO FLY THROUGH OF THE SITE

DESCRIPTION

The property comprises industrial land extending to approx. 9.96 hectares / 24.59 acres, of which 7.96 hectares / 19.65 acres is potentially developable.

The development land, accessed off Sandwash Close, provides a cleared site ready for immediate development (subject to servicing etc). A portion of the land, approx. 2.06 hectares / 4.94 acres, is presently allocated as Greenbelt.

PLANNING

St Helens Borough Local Plan up to 2037' was adopted in July 2022.

Sandwash Park is allocated as an employment site in the adopted Local Plan under site reference 9EA – Land to the West of Sandwash Close, Rainford. This allocation is for Class E, B2 and B8 uses.

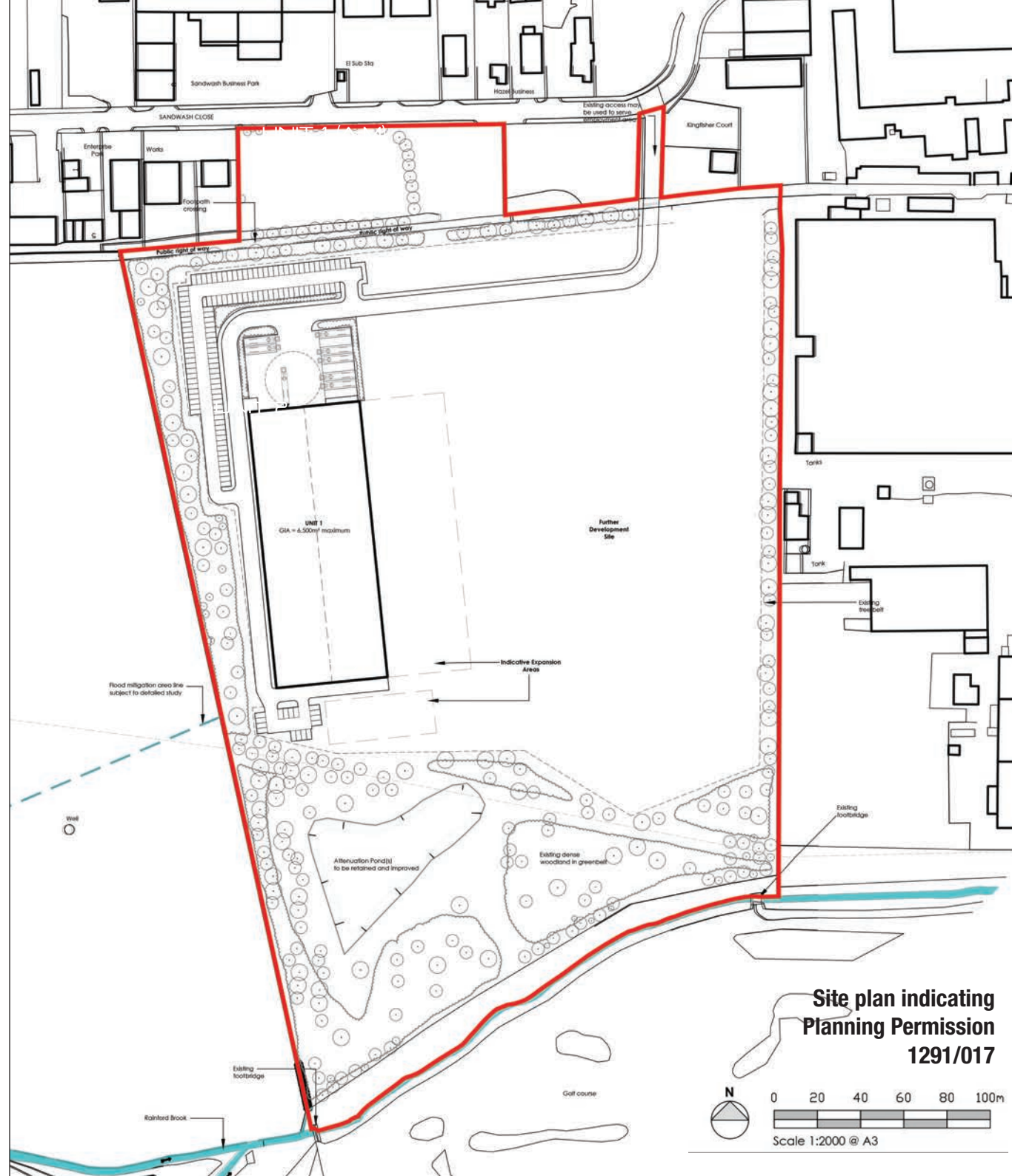
1291/017 Extant Consent

Extant (partly implemented) consent dating from May 1992. The planning consent was for:-

- 1) The erection of an industrial building (phase 1 to provide 6,500 sq m of industrial, storage and office accommodation, with ancillary servicing and parking areas, landscaping and surface water storage lagoon.
- 2) Indicative details of future industrial developments comprising a Phase 2 expansion adjacent to the Phase 1 building and a further area of development on the south eastern half of the site.

UTILITIES

We are advised that the site is capable of providing 10-15 MVA of power and will be of interest to manufacturing business that have high power requirements. Further information will be provided on request.



Site plan indicating
Planning Permission
1291/017





LOCATION

Driving distances

A570	0.5 miles
A580	1 mile
M58 Junction 3	3 miles
M6 Junction 23 Haydock	5.5 miles

St Helens	3.5 miles
Warrington	12 miles
Haydock	5.5 miles
Knowsley	4.5 miles

Liverpool Port	15 miles
Liverpool John Lennon Airport	17 miles
Manchester Airport	28 miles

TECHNICAL PACK

Full technical pack is available upon request.

FURTHER INFORMATION

DTRE
 0161 549 9760
 www.dtre.com

Andrew Lynn
 E: Andrew.lynn@dtre.com

Rob Kos
 E: Rob.kos@dtre.com

SW sw.co.uk
 0161 259 7000

David Murray
 E: David.Murray@sw.co.uk

Adam Marshall
 E: Adam.Marshall@sw.co.uk

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