

**FORMER STANLEY GATE NURSERY  
GARDEN CENTRE, ORMSKIRK ROAD  
BICKERSTAFF, ORMSKIRK, L39 0HD**



**FOR SALE OR TO LET**

**NURSERY GARDEN CENTRE/DEVELOPMENT OPPORTUNITY**

**PROMINENT AND ACCESSIBLE LOCATION**

**APPROX 16,500 VEHICLE MOVEMENTS PER DAY**

**SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING**

**5.7ACRES (2.31 HECTARES)**

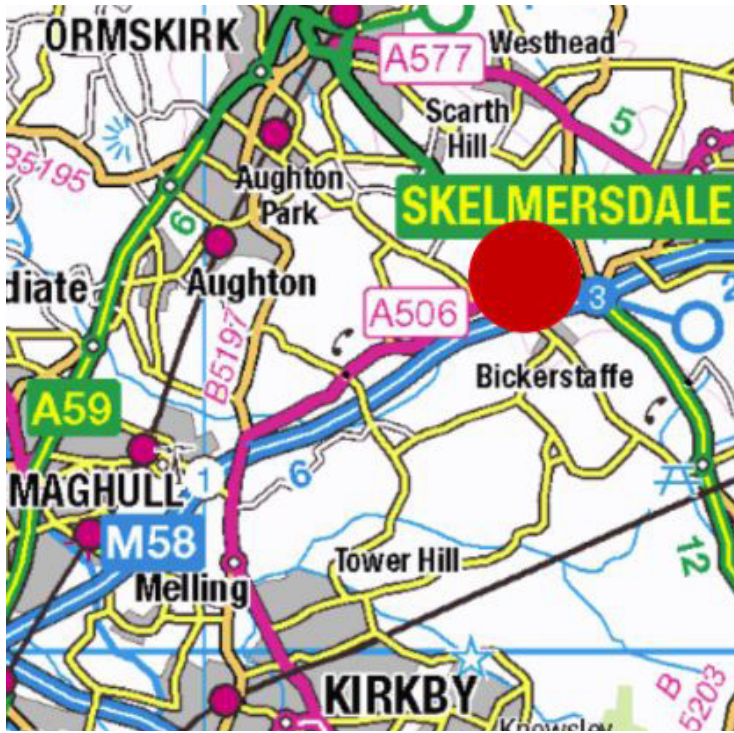
**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

**0151 227 3400**

**[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)**

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

# ORMSKIRK ROAD, BICKERSTAFF, L39 0HD



## LOCATION

The subject property is located adjacent to the Sandpiper Public House on the south side of Ormskirk Road (A570), approximately half a mile from Junction 3 of the M58 Motorway. Ormskirk Road provides a link from the M58 Motorway to Ormskirk, which is located approximately 2.7 miles to the north. Ormskirk is a market town on the A59, linking Liverpool with Preston, and is the administrative centre of West Lancashire. The town has a resident population of approximately 23,400 and is home to Edge Hill University, a campus based public University whose campus is a short distance away from the subject property on Ormskirk Road. Skelmersdale and Liverpool are located approximately 3.5 miles and 13 miles away, respectively.

## DESCRIPTION

The property is a former nursery garden centre that originally formed part of Holly Farm. The property was sub-divided in the 1990's and the original farm buildings are now The Sandpiper Public House. The site shares its access with The Sandpiper. The property comprises a number of greenhouse, polytunnels, planting and growing areas and a large uncultivated field to the south of the site.

Located on the north east of the site is a Venlo glasshouse, which is approximately 38.4 metres wide by 32.0 metres, with 12 glazed roofs and glazed walls. The elevation at the ridge is 5 metres. 50% of the glasshouse was used for the production of plants, propagation, potting and pricing, with 50% of the structure used for retail.

To the south of the glasshouse building is a polytunnel which is 26.0 metres wide by 29.0 metres deep, in 4 6.5 metre hoop forms. The polytunnel has an elevation of approximately 5.0 metres.

50% of the polytunnel was used for the production of plants, propagation, potting

and pricing, with 50% retail. The surrounding area is agricultural and residential in nature, with some commercial activity closeby.

## SITE AREA

The site extends to approximately 5.7 acres (2.31 hectares).

## PRICE / RENT

Available upon application.

## VAT

All figures quoted are exclusive of, but may be subject to VAT.

## LEGAL COSTS

Each party to be responsible for its own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Email: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Details Prepared May 2021

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