

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
incorporating Irvine Taylor

**FOR  
SALE**

On The Instructions Of  
**TESCO**



## POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY

1.78 hectares ( 4.4 acres )

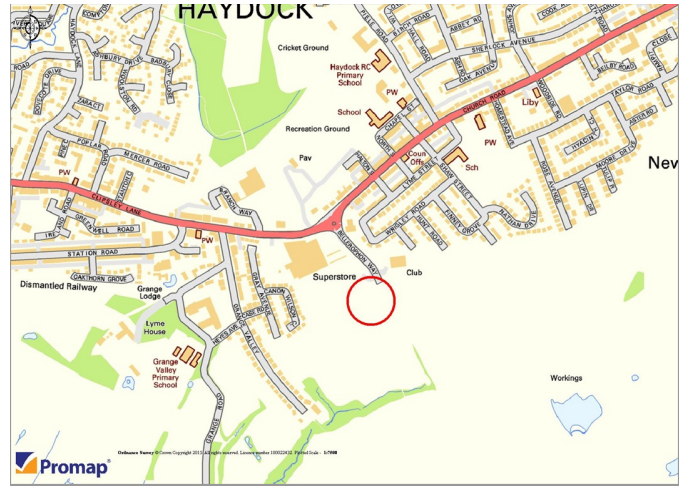
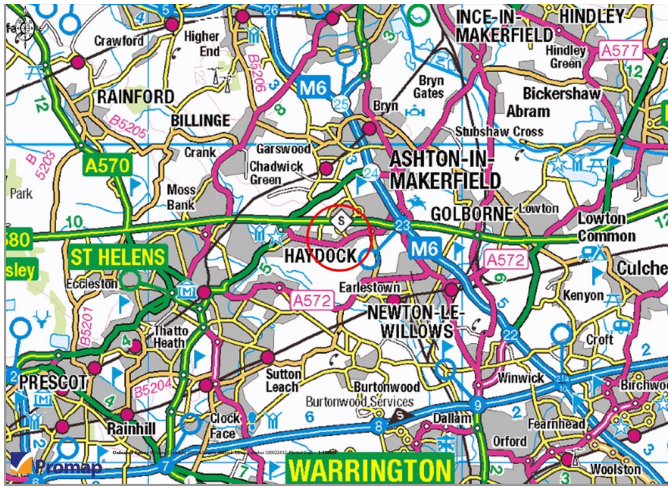
**Bellerophon Way  
Off Church Road  
Haydock  
St Helens  
WA11 0TH**

- Attractive development site within an established residential area
- Highly accessible location, close to all local amenities
- Scope for a range of uses, subject to planning permission

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

Preston office T | 01772 883388  
Starkie Court F | 01772 881602  
13 Starkie Street E | preston@eckersleyproperty.co.uk  
Preston  
PR1 3LU

Lancaster office T | 01524 60524  
Castle Chambers F | 01524 381477  
China Street E | lancaster@eckersleyproperty.co.uk  
Lancaster  
LA1 1EX



## Location

The site is located adjacent to the Tesco store and accessed from Bellerophon Way, off Church Road in the centre of Haydock.

Haydock is an established residential village within the borough of St Helens. At the 2011 census, the village had a population of 11,416. Haydock's historical associations are with farming and coal mining but more currently with Horse Racing at the Racecourse.

The village is well served with the A580 close by linking Liverpool to Manchester, which intersects the M6 motorway at Junction 23.

## Description

A large parcel of land extending to a gross area of 1.78 hectares (4.4 acres). The site is presently cleared and secured.

Historically, the site was used as a timber yard.

## Services

It is understood that all mains services are available to the site.

Interested parties should make their own separate enquiries.

## Tenure

Freehold with the benefit of vacant possession.

## Planning

The site is suitable for a variety of different uses.

Interested parties are invited to make their own enquiries via the local planning authority, St Helens Council (tel 01744 676219).

## Technical Information

Interested parties are requested to formally register with Eckersley, who will provide an electronic link to download the technical information available. Alternatively this can be provided on disc. The technical information includes, but is not limited to the following:-

- Title information
- Topographical survey
- Ecological appraisal
- Contamination mitigation resource report
- Mine treatment and assessment report

## Method of Sale

Offers are invited for the freehold interest by way of informal tender with timescales to be confirmed in due course.

## Proposals

To assist in analysing offers, we request that offers identify any abnormal development costs that have been taken into account and any further costs that may subsequently require deduction from the offer figure presented.

We request that any conditions with the time period required to conclude investigations are clearly stated.

Consideration may be given to conditional offers.

## VAT

The sale may be subject to VAT at the standard prevailing rate.

## Enquiries

Strictly by appointment with the sole agents:-

### Eckersley

Telephone: 01772 883388

Contact: Sarah Vose/Andrew Taylorson

Email: [sv@eckersleyproperty.co.uk](mailto:sv@eckersleyproperty.co.uk)  
[at@eckersleyproperty.co.uk](mailto:at@eckersleyproperty.co.uk)