

# Commercial Land (B2/B8 uses)



Business Parks



## For Sale 1 to 32 acres

*All Enquiries*

Stopgate Lane,  
Simonswood,  
L33 4YB

# Stopgate Lane, Simonswood, L33 4YB

- Outline planning for B2/B8 uses
- Individual plot sales considered
- 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 site currently has outline planning for B2 (General Industrial) and B8 (Storage and Distribution) uses. 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.

Individual plot sales will be considered, as will the sale of larger plots for multi-unit development.

Sat Nav  
**L33 4YB**

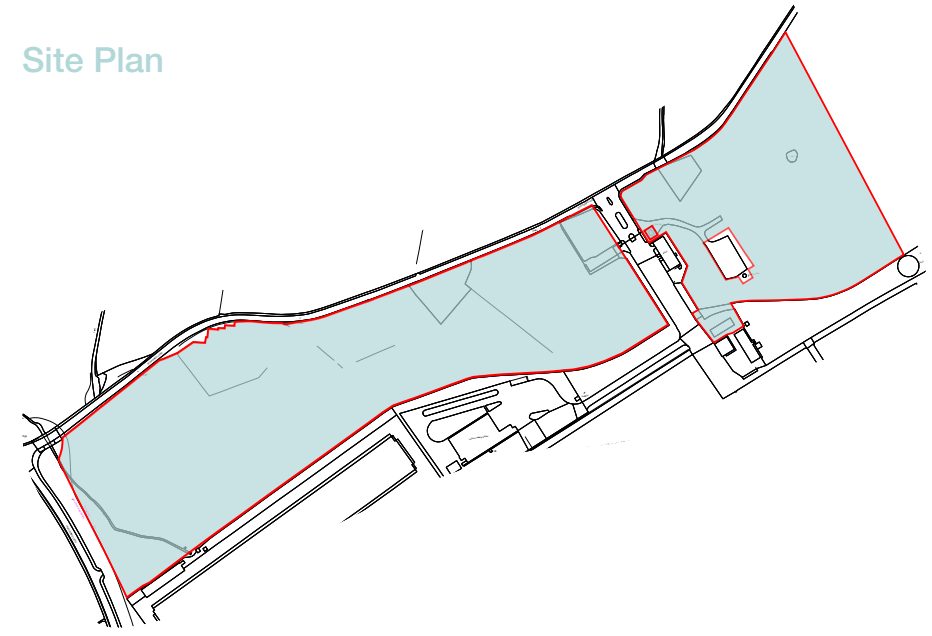
## Drive Distances

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



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### Site Plan



Gross Site Area	34.66 acres
Net Developable Area	31.56 acres

### Contact

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