

REF: LO/1810

FORMER PRO KOI FISH FARM  
AND PREMISES

FOR SALE – GUIDE PRICE:  
£250,000 - REDUCED

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**WEST QUARRY, APPLEY BRIDGE WN6 9AE**



- **Development Potential or Alternative Leisure Uses (subject to necessary consents)**
- **Approximately 7.3 Acres**
- **Existing Warehouse Approximately 450 m2 (4,844 sq.ft.) GIA**
- **Scope for Additional Commercial Development (subject to planning permission)**
- **Very Rare Opportunity in Rural West Lancashire**
- **Adjacent to Quarry with Elevated Position Affording Panoramic Views**

#### Location

49 Houghton Street, Southport, Merseyside, PR9 0PG

Telephone: 01704 500345

Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**EG** PropertyLink

The site is accessed off Appley Lane North in Appley Bridge, via the entrance to the West Quarry as indicated by our 'For Sale' Board

Appley Bridge is conveniently located off Junction 27 of the M6 and has local amenities including train station and primary schools.

### **Description**

The site has most recently been used as a Fish Farm for Koi Carp where a number of fishing and nursery ponds have been created.

The existing warehouse also offers office accommodation within and the site is approached by Right of Way over the adjacent quarry, opposite Appley Locks and the Railway Line.

### **Accommodation**

Subject to confirmation with the Deeds we calculate a total site area of approximately 7.3 acres

Existing warehouse 450 m2 (4844 sq.ft.) GIA approximately

### **Tenure**

We understand the site is held Freehold and a prescribed Right of Way exists from Appley Lane North and through to the site, adjacent to the Southport to Wigan railway line.

Further details available on application.

### **Planning**

Please contact West Lancashire District Council on 01695 577177 for further details.

### **VAT**

We understand VAT will not be applicable to the sale.

### **Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

### **Guide Price**

Subject to proposals Guide Price of £250,000 REDUCED

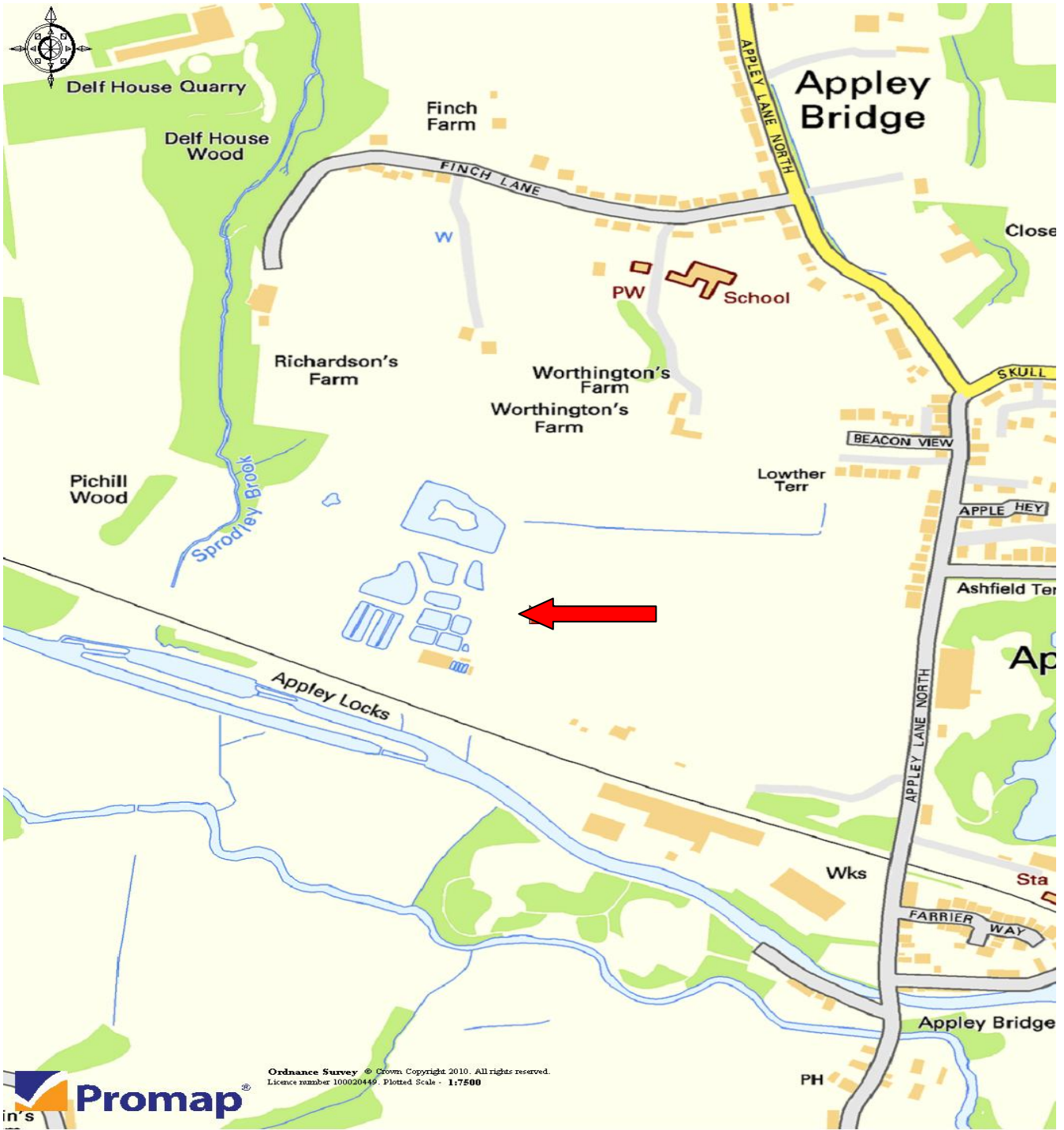
**Land Registry**  
**Official copy of**  
**title plan**

Title number **LA929524**  
Ordnance Survey map reference **SD5109NE**  
Scale **1:2500**  
Administrative area **LANCASHIRE: WEST**  
**LANCASHIRE**



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ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO BE USED OTHER THAN AS A GUIDE. SHOULD A MORE ACCURATE MEASUREMENT BE REQUIRED PLEASE CONTACT THIS OFFICE. SERVICES, FIXTURES AND FITTINGS HAVE NOT BEEN TESTED AND NO FORMAL SURVEY HAS BEEN CARRIED OUT BY OUR STAFF, THEREFORE, NO WARRANTY OR GUARANTEE APPLIES TO THESE PARTICULARS.

