

Detached Warehouse/Office Opportunity

For Sale



Ramsbrook Farm, Ramsbrook Lane, Widnes
WA8 8NZ



Ramsbrook Farm

Ramsbrook Lane, Widnes WA8 8NZ



Agreement

For Sale



Detail

Warehouse/Office
Opportunity



Rent/Price

On Application



Size

3,327.8 sq m
(35,821 sq ft)
Site area
1.54 ha (3.80 acres)



Location

Widnes, WA8 8NZ



Property ID

RGD.791

For Viewing & All Other Enquiries Please Contact:



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Property

Ramsbrook Farm, comprises a former farmhouse with ancillary buildings that were converted to an excellent specification in 2024 to offices and warehouse accommodation.

Offices

The buildings are of traditional brick construction dating from the early 1900's with pitched slate roof and double glazed windows.

- Suspended acoustic tiled ceilings incorporating recessed lighting.
- Painted/plastered walls with carpeted floors.
- Perimeter Trunking.
- Heated via electric wall radiators and mounted A/C unit.

Warehouse

The warehouses are of steel portal frame construction with part block/part profile clad walls and fibre cement sheet roof.

Internally the warehouses are fitted out as follows:

- Concrete floors and lit predominately by LED lighting.
- Eaves heights vary between 4.25 m and 4.75 m.
- Electronic roller shutter doors varying in height from 4.4 m to 4.5 m.

Externally the site benefits from tarmac surface, delineated spaces for approximately 12 cars.

The property benefits from external landscaping and significant undeveloped area to the rear.

Accommodation

We have measured the property on the basis of its Gross Internal Area as follows:

Area	m ²	ft ²
Offices – Grd Floor	653.9	7,039
Offices First Floor	354.7	3,818
Warehouses	2,319.2	24,964
Total	3,327.8	35,821

Please note there is a glazed link between the buildings of 79 sq m (851 sq ft).

We have calculated the site area to be approx. 1.54 ha (3.80 acres)

Energy Performance Certificate

An EPC's have been commissioned and are available upon request.

Alternative Uses

We envisage, subject to relevant consents the property could be suitable for the following purposes.

- Owner/occupation for warehouse/office purposes.
- SEND school.
- Residential conversion/new build.

Planning

By way of background, the site has a lapsed planning permission which was obtained on 10 May 2017 (App No: 16/00272/FUL) to convert the existing offices into 5 dwellings and following demolition the development of 14 cottages, garages and associated external works.

We understand that the property lies within Halton Borough Council's area, it is not in a conservation area and is situated in "Halton" Green Belt.

Tenure

The property is held freehold under Title No: CH550201.

Price

Our client's freehold interest is placed to the market with vacant possession seeking unconditional offers only (as opposed to offers subject to receipt of satisfactory planning permission) with further information available upon request.

VAT/Legal Costs

We understand that VAT is applicable to the transaction. Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

The subject property is located on Ramsbrook Lane approximately 250 metres from the junction with Speke Boulevard (A561). Speke Boulevard leads east to the Mersey Gateway Bridge and west to Speke and Liverpool City Centre.

John Lennon Airport is approximately 3.5 miles from the subject property.

The property is located in a semi-rural location with the immediate land use being a mixture of detached housing and farm land.













