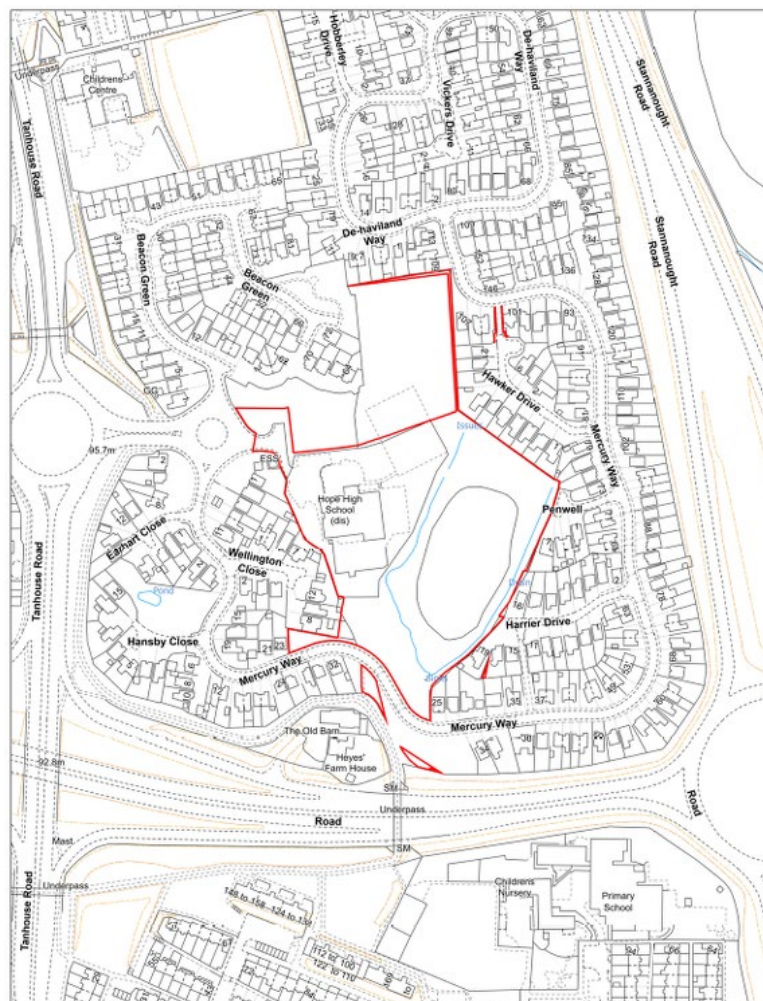




For Sale by Formal Tender

Freehold Development Opportunity

Former school and adjacent land, approximately
2.32 hectares (5.73 acres) Holland Park,
Skelmersdale, Lancashire, WN8 6BA



Property Information

The Site

Approximately 2.32 hectares (5.73 acres) of land as well as a former school building which has a GIA of approximately 1,223m² (13169ft²). Plus residual parcels of land totalling approximately 464sqm. Refer to the edged red site plan.

Description (ref. site plan and aerial photograph below)

A substantial and prominent site comprising an existing former school building, a tarmac car park, a multi-use games area, an adjoining former playing field and residual land. The property is situated within a popular residential area of Skelmersdale and is bounded to the west by Tanhouse Road, which provides direct access to both the M58 motorway and Skelmersdale town centre.

The wider site offers significant potential for redevelopment, subject to obtaining the necessary planning consents, and may also be suitable for an educational provider seeking premises within the area.

Location (ref. site plan and aerial photograph below)

The site is located directly off Tanhouse Road in Skelmersdale in a predominantly residential area. The property is located close to Skelmersdale town centre and has a range of local amenities, while also benefiting from excellent road connections.

The site provides convenient and easy access to the M58 and M6 (Junction 26) Motorway, providing excellent travel links to several major cities in the region including Liverpool (13 miles southwest) and Wigan (6 miles east).

Tenure

Freehold Sale – Sale will be via unconditional tender.

Planning

For planning enquires please contact the Planning Support Team:
Email: plan.apps@westlancs.gov.uk

West Lancashire Borough Council
52 Derby Street, Ormskirk, Lancashire, L39 2DF

Services

It is understood that all main services are available in the locality. However, interested parties should contact the statutory undertakers for confirmation and to ascertain whether there is sufficient capacity available for their proposals. Plans of service searches and additional reports are included in the sales pack.

Roads and Access

Vehicular and pedestrian access to the school building is currently via the access drive and gate located to the east of the Mercury Way roundabout, off Tanhouse Road. The former playing field and residual land is accessible to pedestrians from the adopted highway, Mercury Way. There is also an internal gate providing access to the adjoining sites. It is the responsibility of interested parties to satisfy themselves as to the status of these roads.

The residual land at 17 Harrier Drive is encompassed in the boundary of the property, access to the land would need to be arranged.

Possession

Vacant possession will be given upon completion.

Expressions of Interest

Prospective purchasers are invited to submit offers and their proposed plans for the whole of the property as shown edged red on the site plan.

Submission of Offers

Offers should be submitted by **10am Monday 16th November 2026**.

All offers should be submitted with details of their proposals together with the proposed timeframes for bringing the site forward.

A deposit of **10%** of the purchase price will be payable as part of the formal tender return process.

Fees

In addition to the purchase price the purchaser will be liable, upon completion, to make a contribution to the County Council's legal and surveying fees equivalent to 3% of the purchase price, subject to a minimum of £3000. Plus, any relevant proportional costs of the legal searches and the EPC as applicable.

Viewing

The Site may be viewed by appointment only. Please contact Gary Jones for access, details below.

Further Information

For further information on **property related matters** please contact:

Gary Jones BSc (Hons) MRICS, Registered Valuer.
Estates Manager
Estates Service
Lancashire County Council
PO Box 100, County Hall
Preston
PR1 0LD
Tel: 01772 533864
Email: gary.jones@lancashire.gov.uk

For further information on **legal matters** please contact:

Deborah Windslow
Solicitor
Property, Commercial and Procurement Team
Legal and Democratic Services
Lancashire County Council
PO Box 100,
County Hall
Preston
PR1 0LD
Tel: 01772 531723
Email: deborah.windslow@lancashire.gov.uk

Misrepresentations

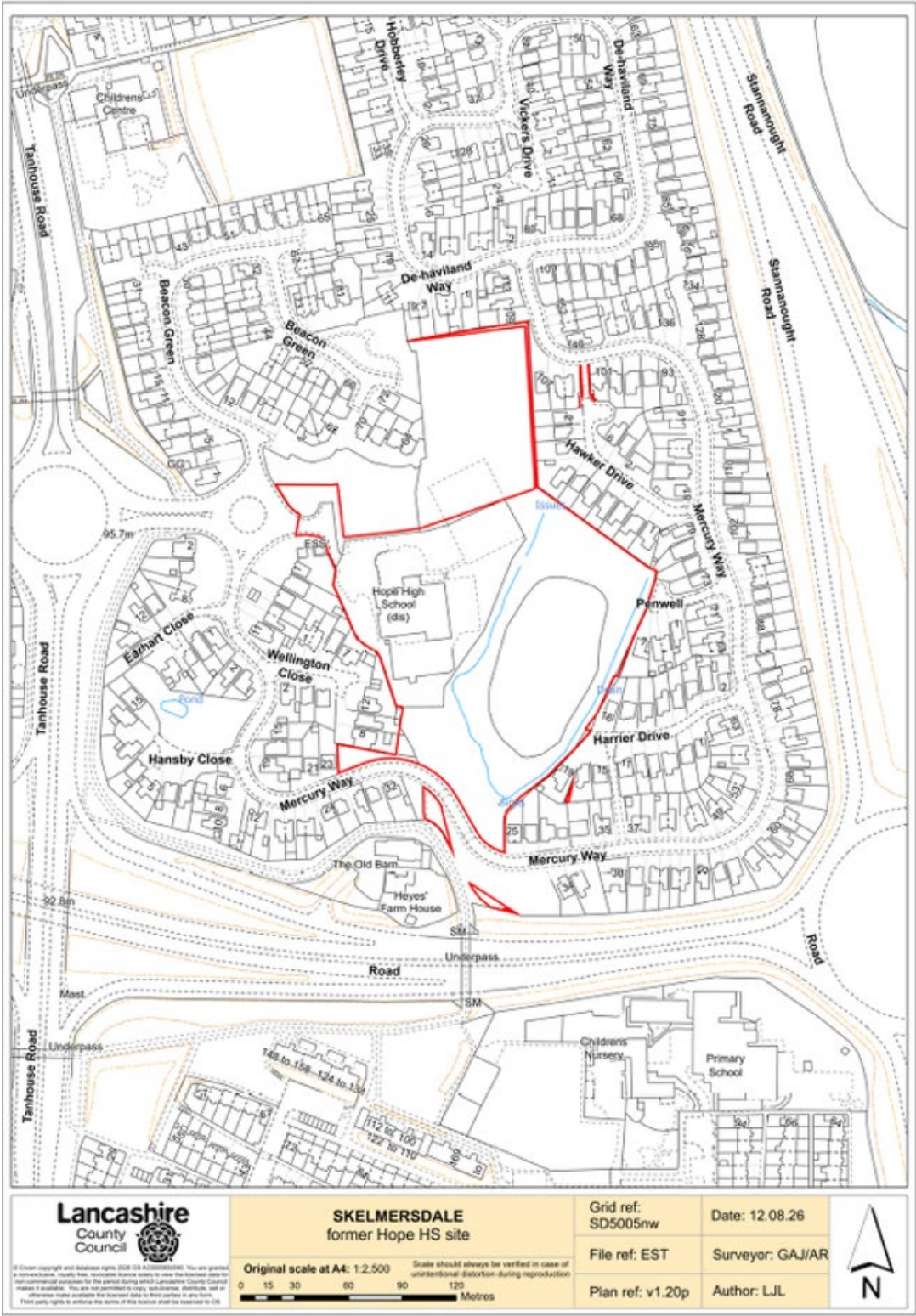
Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.

Whilst all efforts have been made to ensure these particulars are accurate, no responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place with potential purchasers.

Lancashire County Council Property Sales

For other property offered for sale by the county council please visit:-
www.lancashire.gov.uk/propertysales

Site Plan



Aerial Photograph

