



FOR SALE

Land at Charterhouse Close, Ellesmere Port, CH65 4EL

Development site
3.34 acres (1.35 hectares)

LegatOwen
CHARTERED SURVEYORS

Description

A development site allocated for employment uses with potential for a variety of open storage or industrial type uses (subject to planning) .

Suitable for owner occupier self build and developers.

Accommodation

The land has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises an area of:

Site	3.34 acres	1.35 hectares
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Terms

The land is available freehold.

Price

On application.

Planning

The site is situated within Policy EP3 (Stanlow Special Policy Area) of the Local Plan where the development of B1, B2 & B8 uses are encouraged and is due to receive planning permission in Q1 2023.

Planning granted by Cheshire West and Chester Council, to provide a single 55,000 sq ft warehouse unit (application reference number 22/02880/FUL).

Services

It is understood mains services are accessible from the highway.

Purchasers are to make their own enquiries.





Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

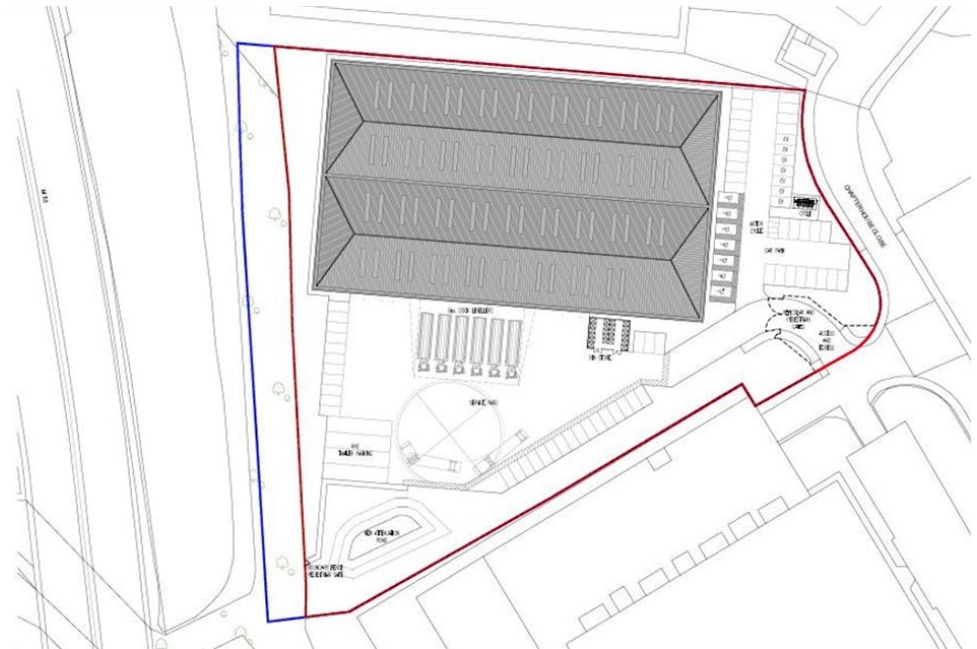
Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

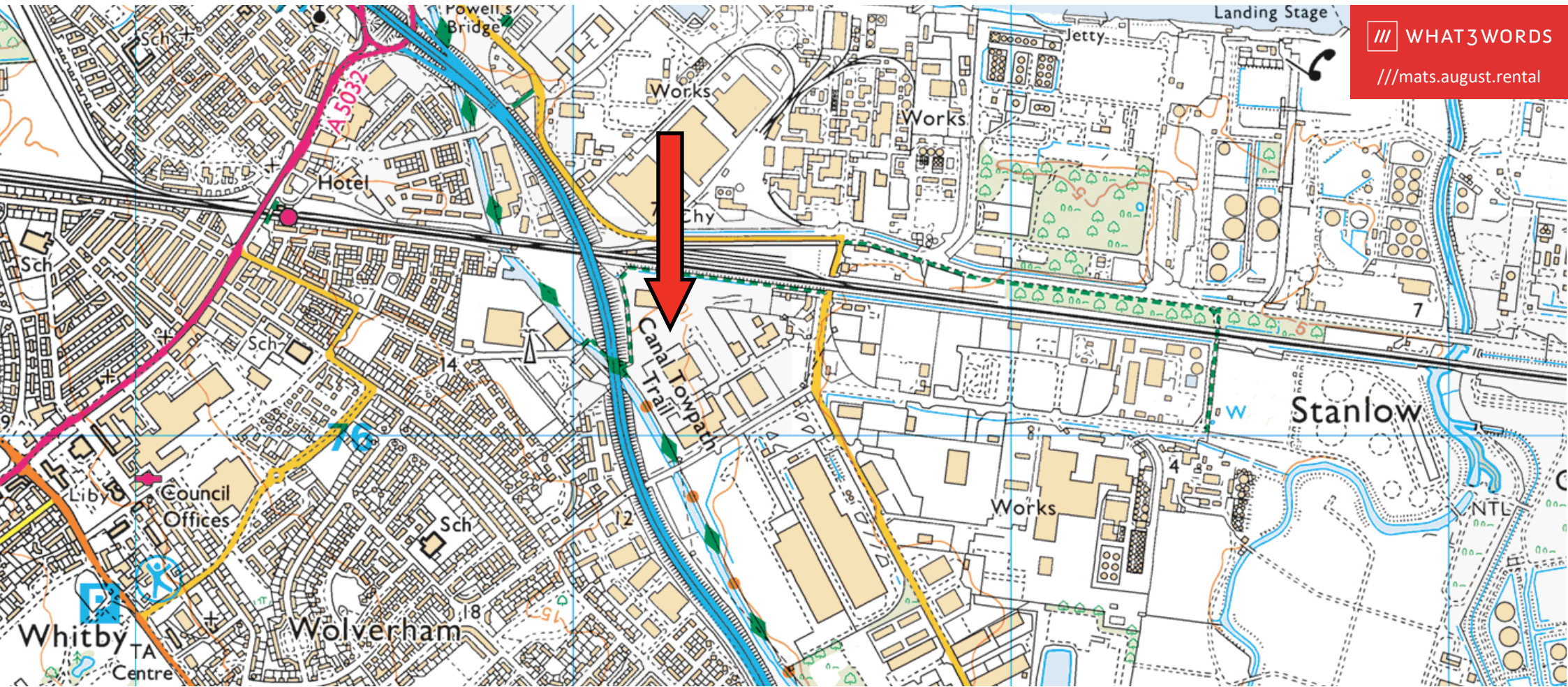
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Location

The site is situated on Charterhouse Close, Ellesmere Port. The site is accessed from Bridge Road/South Road via Cloister Way, providing direct access to both J9 and J10 of the M53 which, are circa 1.2 miles to the north and 1.5 miles to the south of the site respectively. Chester is approximately 8 miles to the south and Liverpool is 14 miles to the north.



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DATE PREPARED: May 2025



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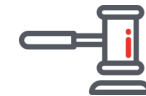
Commercial Agency



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Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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