



# FOR SALE

**Land at Lower Mersey Street, Ellesmere Port, CH65 2AW**

Development land / open storage  
1.83 acres (0.74 hectares)

**LegatOwen**  
CHARTERED SURVEYORS



## Description

The property comprises a regular shaped development site and benefits from:

- Allocated Employment Site for E(g), B2 & B8 uses
- Suitable for a variety of open storage and development
- 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 | 1.83 acres | 0.74 hectares |
|------|------------|---------------|

## Tenure

The property is available freehold.

## Price

On application.

## Planning

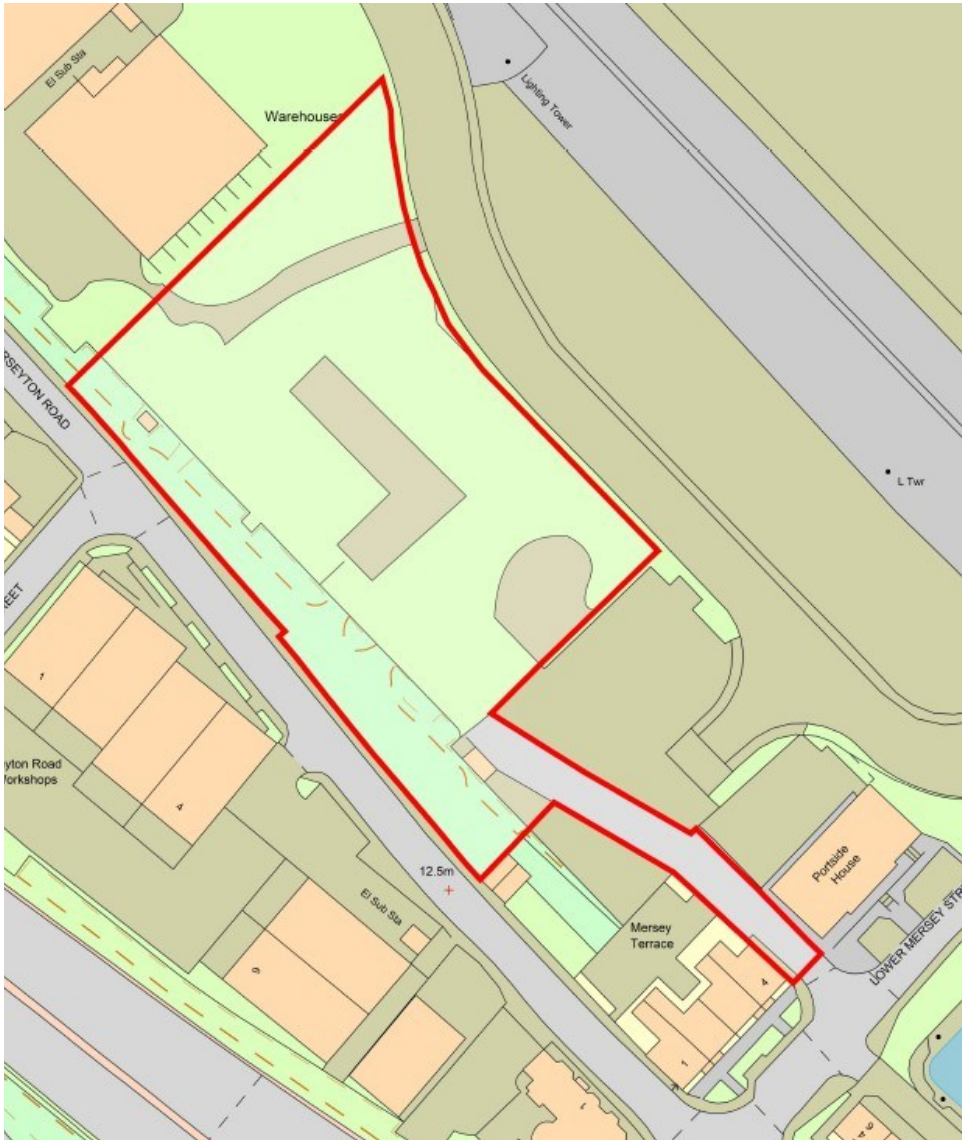
The site is situated within Policy EP1 allocated for employment uses of the Local Plan where the development of E(g), B2 & B8 uses are encouraged.

## 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

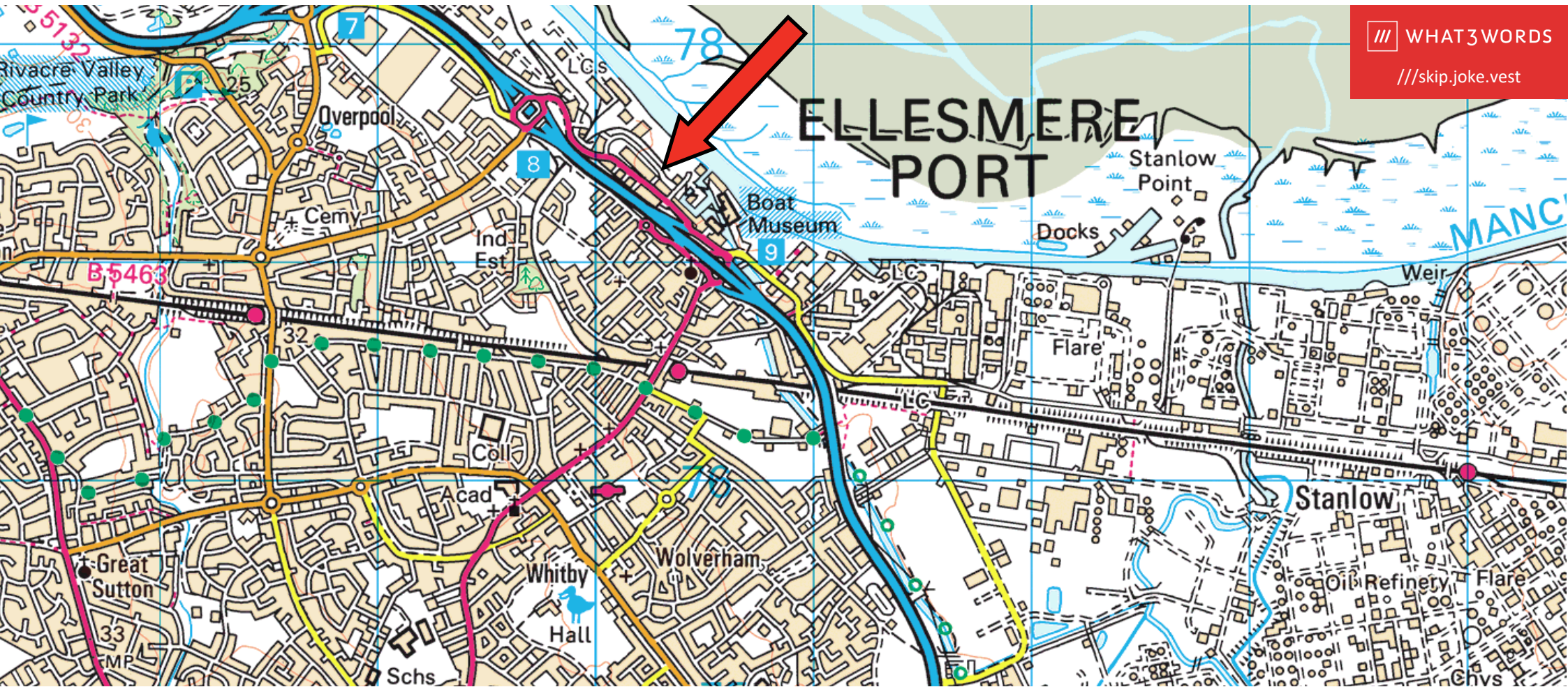
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





## Location

Lower Mersey Street is accessed off Merseyton Road linking directly off Junctions 8 and 9 of the M53 motorway, which in turn links with the M56 and M6 motorway network. Cheshire Oaks is situated approximately 2 miles to the south east with Chester a further 8 miles and Liverpool approximately 12 miles to the north.



## Contact:



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DATE PREPARED: **September 2025**



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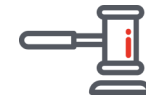
Commercial Agency



Residential Agency



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Development



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