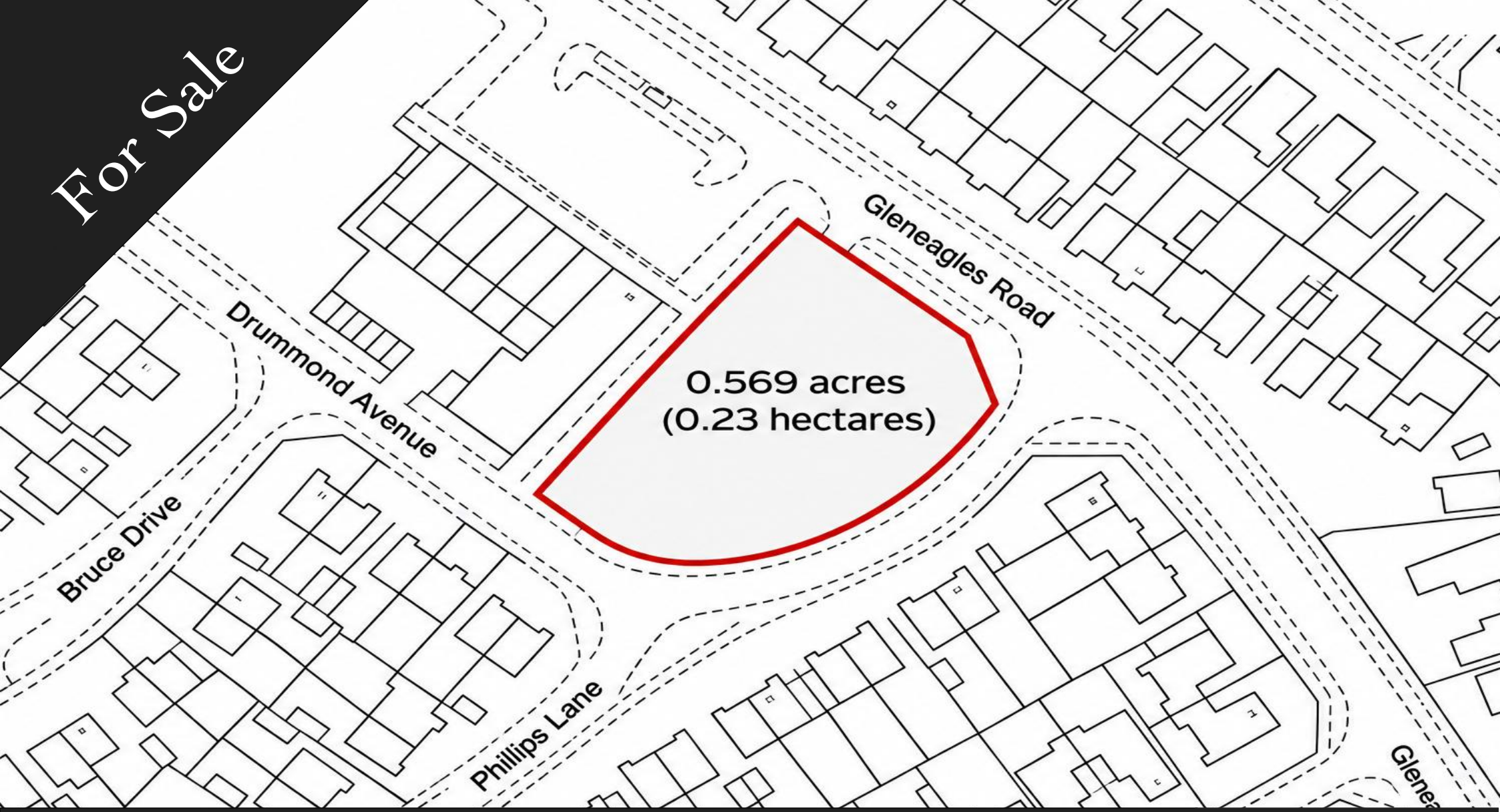
For Sale



Fully Enabled Development Opportunity

0.569 ACRES (0.23 HECTARES)

FORMER MARQUIS PUBLIC HOUSE, GLENEAGLES ROAD, GREAT SUTTON, ELLESMERE PORT, CH66 4NF

TW
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KEY FEATURES

- Established residential location with excellent access to Ellesmere Port, Chester and the M53 motorway
- Site Area of 0.569 acres (0.230 hectares)
- Suitable for a range of redevelopment opportunities, including residential, retail, healthcare, community or mixed-use schemes (subject to planning)
- Previous planning consent for redevelopment for erection of Class E Retail and residential uses
- Held Freehold under Title Number CH482052
- Site is fully enabled for development, therefore significant cost saving for developer
- Offers in Excess of £500,000 exclusive



LOCATION

The subject site occupies a prominent corner site on Gleneagles Road, Great Sutton, Ellesmere Port, within an established suburban neighbourhood. The site is approximately 2 miles south-east of Ellesmere Port Town Centre, 1 mile from Little Sutton railway station, around 6 miles north of Chester and benefits from excellent access to the M53 motorway (Junctions 8 and 9).

The surrounding area is predominantly residential, comprising a mix of detached, semi-detached and terraced housing, together with local retail and community facilities. Nearby amenities include schools, convenience shopping, parks, bus services and other neighbourhood services, making the location well suited to a range of residential or commercial redevelopment opportunities.

DESCRIPTION

The property represents an attractive brownfield redevelopment opportunity within an established residential area, where there is ongoing demand for housing and local services. Its prominent roadside position and substantial site area offer excellent potential for a range of redevelopment proposals, subject to obtaining the necessary planning consents.

Potential uses include residential development, convenience retail, medical or healthcare facilities, a day nursery, community uses, or a mixed-use neighbourhood scheme. The site's established residential catchment, accessible location and previous planning consent for redevelopment further enhance its appeal as a well-located suburban development opportunity.

The site is fully enabled, having been demolished, which represents a significant saving on development and associated holding costs.

ACCOMMODATION

Approximate Site Area, as scaled from the Nimbus Mapping System:

Description	Acres	Hectares
Site Area	0.569	0.230

TITLE/TENURE

The property is held Freehold under Title Number CH482052.

SERVICES

We assume that all mains services are connected or available to the site. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

SALE PRICE

Offers in Excess of £500,000 exclusive.

VAT

VAT is applicable and will be charged at the prevailing rate.

USE

It is the responsibility of the Proposed Purchaser to verify their intended use of the site (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Cheshire West and Chester Council).

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority (Cheshire West and Chester Council).

PLANNING

The site has had previous planning consent for redevelopment for erection of Class E Retail store and associated works and the erection of five 1-bed bungalows and twelve 1-bed apartments (within two storey building) for supported living.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

The site can be viewed from the road side. Any parties who enter the site, do so at their own risk.

Adam Westwell | Director
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RICS

TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.