



## DEVELOPMENT SITE 151-153 Old Chester Road, Bebington CH63 8NE

**mason  
owen...**

property consultants

**0151 242 3000**  
[www.masonowen.com](http://www.masonowen.com)

- The site extends to 0.71 acre and has been used as a car showroom
- Freehold available with Vacant Possession of the site for redevelopment purposes
- There is a high concentration of local housing in the immediate area and demand for new housing remains strong.
- Wirral Borough Council have responded positively to an approach for residential redevelopment however interested parties should rely on their own enquiries



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## Location

The immediate location surrounding the site offers a parade of retail shops, 6 schools, 1 college and 1 nursery. There is a large format Tesco Metro to the south and a Lidl supermarket to the North.

The site fronts onto the B5149 with a bus stop within 50 yards providing services to Liverpool (Northbound) and Chester (Southbound). Further transport links are provided by the A41 to the north east and the M53 motorway to the south west and rail services via Rock Ferry.

## Area

0.71 acres (0.29 Hectares)

## Tenure

Freehold.

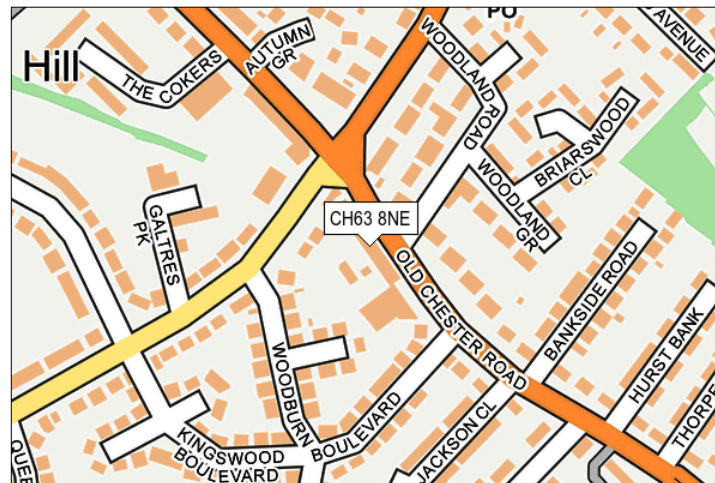
## Price

Offers in excess of £800,000 plus VAT.  
VAT will apply to a sale of the property.

## Legal Costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*



## Viewing

Strictly through the agent:

Cerys Williams

t. 0151 242 3073

m. 07718 493440

e. [cerys.williams@masonowen.com](mailto:cerys.williams@masonowen.com)