

DEVELOPMENT OPPORTUNITY



FOR SALE BY INFORMAL TENDER

**ON THE INSTRUCTIONS OF ELLESMERE PORT MASONIC HALL
LIMITED**

**LAND AND BUILDINGS EXTENDING TO AROUND 1.83 ACRES OR
THEREABOUTS**

**ELLESMERE PORT MASONIC HALL, 141 WHITBY ROAD,
WHITBY, ELLESMERE PORT CH65 6SD**

Brennan Ayre O'Neill

DESCRIPTION

An opportunity to acquire land and buildings situated in the popular residential area of Whitby, Ellesmere Port. The site occupies a prominent main road location opposite Ellesmere Port Hospital and within walking distance of a wide range of amenities in Whitby Village. Ellesmere Port Town Centre and the Cheshire Oaks Outlet Village are all within 2 miles.

The site extends to around 1.83 acres in total and includes both the Masonic Hall, a small residential lodge and some outbuildings.

REDEVELOPMENT POTENTIAL

The site is considered to have significant redevelopment potential for a variety of uses including housing, retirement apartments or care home.

Alternatively, the site's prominent main road location may make it attractive for some commercial uses.

It is stressed however that no planning permission has been obtained currently and all potential purchasers should satisfy themselves based on their own enquiries of the Local Planning Authority.

PLANNING AUTHORITY

The Planning Authority are Cheshire West and Chester Council, 4 Civic Way, Ellesmere Port CH65 0BE.

TENURE

Freehold with Vacant Possession available upon legal completion.

TERMS

The site will be sold by Informal Tender. Interested parties should contact the Agent for further details on the bidding process and timetable.

The vendors seek unconditional bids but will also give consideration to conditional bids capable of moving to a legal completion before 31st December 2020.

All bidders will be required to provide proof of funds.

PLANS

The plans supplied are not to scale, based on the Ordnance Survey and are for illustration purposes only.

FURTHER INFORMATION & VIEWING

Interested parties should contact John Williams for further details.

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0151 343 9060



Ellesmere Port Masonic Hall
141 Chester Road
Whitby Ellesmere Port
CH65 6SD



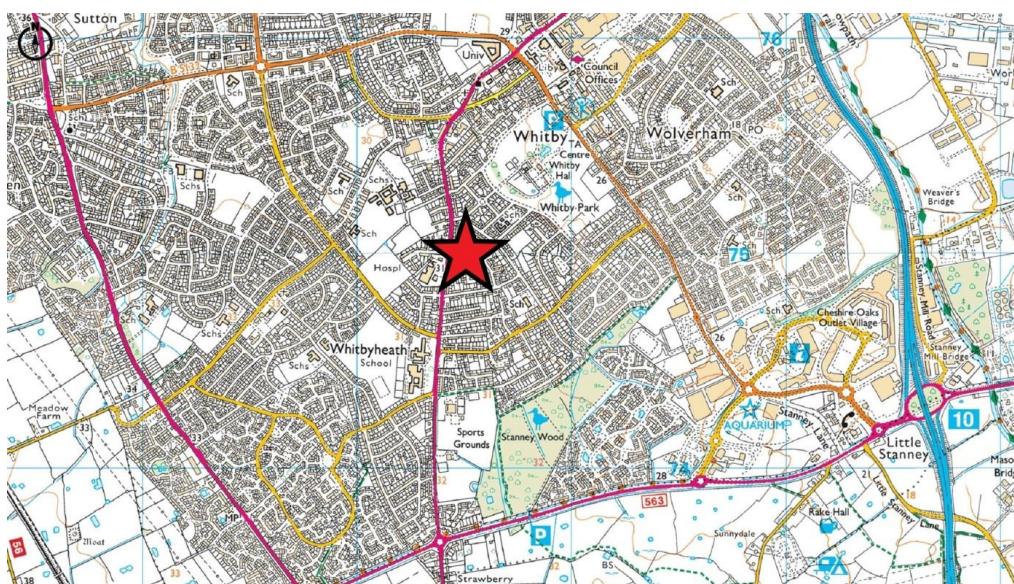
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 ● LANDMARK INFORMATION

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 Plotted Scale - 1:1250 Paper Size - A4

**Brennan
 Ayre
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LOCATION PLAN

Sat Nav – Postcode CH65 6SD – Map Link: <https://w3w.co/chief.damage.chose>



All plans are for illustration only – Not to scale

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property. We have not tested any services or appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Awaiting EPC

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