On the instructions of Cadent
Your Gas Network



Online Auction

Thursday 26th November 2026

Land on the north side of Marsh Lane, Bootle, Merseyside, L20 3TQ

Sanderson Weatherall

Freehold warehouse on a site of approximately 0.513 hectares (1.267 acres), suitable for alternative use subject to consents. Vacant possession.

- Guide Price: £195,000
- Bidder security deposit: £3,500
- Start time: 10.00am



Property Summary

- On the instructions of Cadent Gas
- Freehold warehouse/storage building
- Yard area and vehicle parking
- Site area 0.513 hectares (1.267 acres)
- Development potential, subject to consents
- Vacant possession

Location

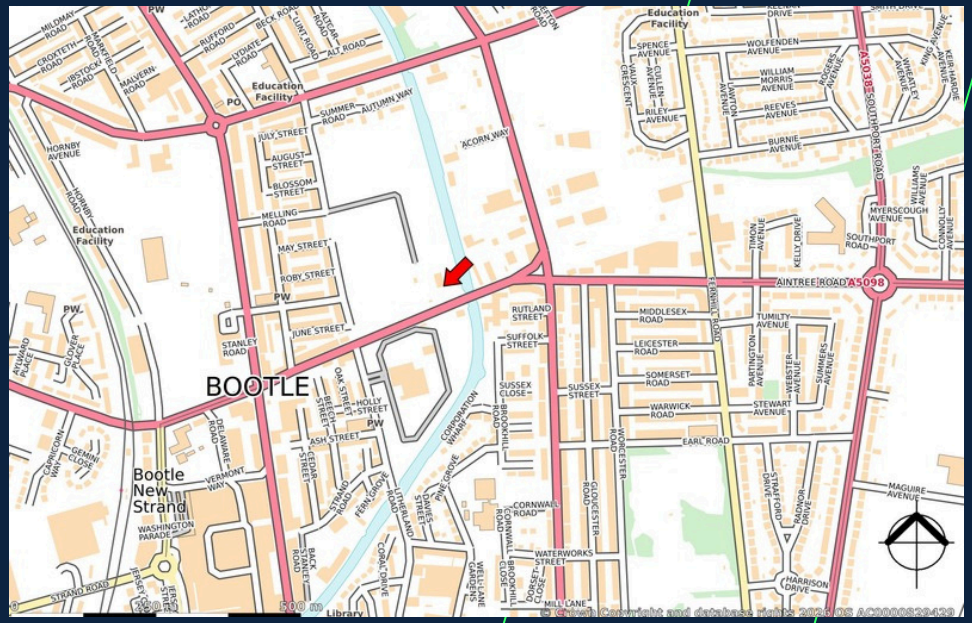
The industrial town and port of Bootle is located 3 miles to the north of Liverpool along the River Mersey.

The property is well located being situated to the north-east of the town centre, with excellent access to both the M57 and M58 motorways. Aintree racecourse is 3 miles to the north-east.

The property is situated on the north side of Marsh Lane and can be accessed to the north from Litherland Road. The immediate area is busy with national and local occupiers including vehicle repairs and dismantlers, aggregates, and suppliers of concrete, with residential more widely surrounding the immediate area.

The site is adjacent to the Leeds and Liverpool Canal to the east, and The Strand shopping centre is a short distance to the south-west.

https://what3words.com/linked.struck.improving





Description

The property comprises an almost square site of approximately 0.513 hectares (1.267 acres) designated as employment land. There is a detached brick built warehouse/storage building of approximately 319.75 sq m (3,442 sq ft) in the centre of the site, surrounded by a significant tarmacked yard area and vehicle parking.

'The site is accessed via an access road running from Litherland Road to the north west of the site.

Accommodation

Address	Floor	Ue	Sq M	Sq Ft
Land to the north of Marsh Lane	Ground	Warehouse / storage	319.75	3,442
Total			319.75	3,442

The floor area has been measured using Edozo maps and is stated as Gross External Area.

Planning

Prospective purchasers should rely on their own enquiries regarding any potential alternative uses for the site.

Local Authority – Sefton Council (0345 1400845) www.sefton.gov.uk













Guide Price
£195,000

Tenure
Freehold

EPC
Not required

VAT
VAT is payable

Seller's Solicitor
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Dated - 4/11/2026