



Land & Development in CH66

Waterworks Lane, Hooton, Ellesmere Port,
Cheshire, CH66 7NL

£950,000 Starting Bid

Allocated parking

Property features

- ✓ Prime plot of land
- ✓ Approximately 0.75 acres in size
- ✓ Large warehouse/retail premises
- ✓ Smaller unit includes car parking and storage areas

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

We are pleased to offer to auction this prime development opportunity on B5133 Hooton Road adjacent to Hooton main line railway station, and within easy reach of Junction 5 of the M53 motorway. The property benefits from its proximity to new residential housing developments, making it a highly desirable location for future development.

Previously granted planning consent in 2014 for the construction of 24 one and two-bedroom apartments (now expired), this site offers significant potential for redevelopment into sought-after residential properties. The excellent transport connections and nearby amenities further enhance the attractiveness of this development opportunity.

The property includes warehouse/retail premises and office spaces, with ample parking and storage facilities. We have been advised the size of warehouse is The ground floor size is 10,000 square feet approx

Second floor 10,000 square feet approx with 3 offices

Third floor 2,000 square feet approx

Disclaimer: All potential buyers are advised to conduct their own investigations regarding the planning and development potential of the site.

Please note we have not inspected this property.

Price: Starting Bid £950,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Allocated

Location

The site is ideally situated on B5133 Hooton Road, adjacent to Hooton main line railway station, and within easy reach of Junction 5 of the M53 motorway. The property benefits from its proximity to new residential housing developments, making it a highly desirable location for future development.

Site Details

This prime plot of land, approximately 0.75 acres in size, currently comprises Cane House, a large warehouse/retail premises, and a smaller unit known as The Offices on Waterworks Lane. The site also includes car parking and storage areas.

Tenure

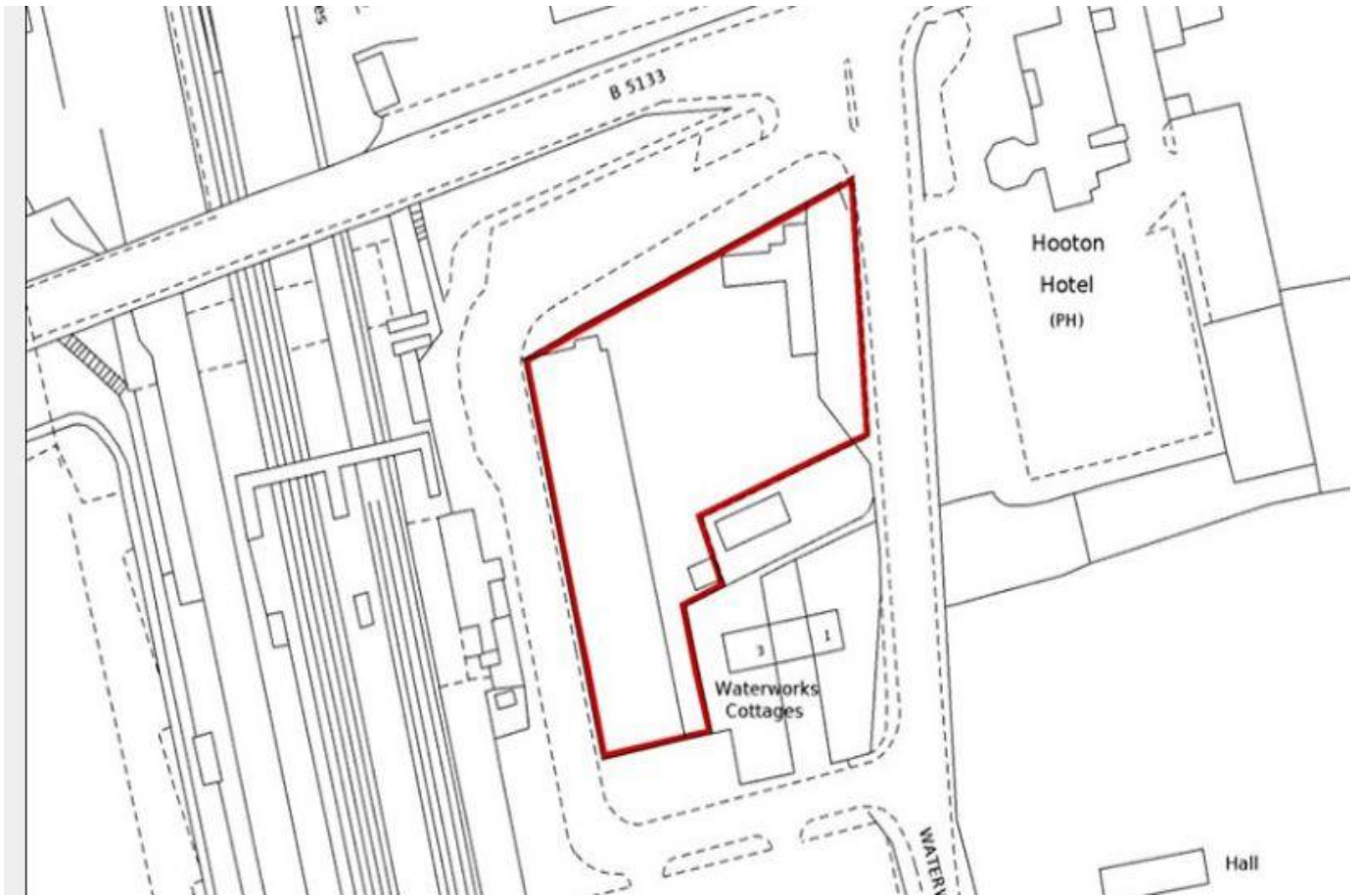
Freehold. Title number CH458542.

Planning

The site was granted planning consent for 24 apartments in 2014, though this consent has since expired.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Waterworks Lane, Hooton, Ellesmere Port, Cheshire, CH66 7NL

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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