



**FOR SALE – TRADE COUNTER/COMMERCIAL SITE
TARRAN WAY NORTH/PASTURE ROAD JUNCTION,
MORETON, WIRRAL. CH46 4TZ**

- Freehold site of approximately 0.64 acre, fronting busy main road at entrance to Tarran Industrial Estate, adjoining Screwfix, around 4 miles off the M53.
- Planning permission granted for builders merchants, May 2024.
- Other uses such as roadside diner, retail warehousing and other commercial uses may be appropriate/succeed at this site, subject to obtaining appropriate planning and statutory permissions.
- VIEWING: Celt Rowlands & Co. 01691 659659.

LOCATION

Fronting the A551 busy main road at Moreton, as shown on the attached various plans. Situated approximately 4 miles off the M53 motorway, linking junction 2 via the A road to Junction 1 for Wallasey. The area is densely populated with the wider Moreton area having a population recorded of 28,000 – 29,000 at the last census.

DESCRIPTION

A flat site situated on the corner of the Tarran Industrial Estate, fronting Tarran Way North, and Pasture Road, amounting to approximately 0.64 acre as shown on the attached plan.

Planning permission by decision dated the 24th of May 2024 (APP/22/00339). Permission was granted for the erection of a commercial building for use as a builders merchants (Sui Generis), and associated works (Amended Description) subject to various conditions. A copy of this planning permission will be provided to interested parties.



TERMS OF OFFER

A price of £450,000 region is sought for the freehold interest, with vacant possession subject to contract.

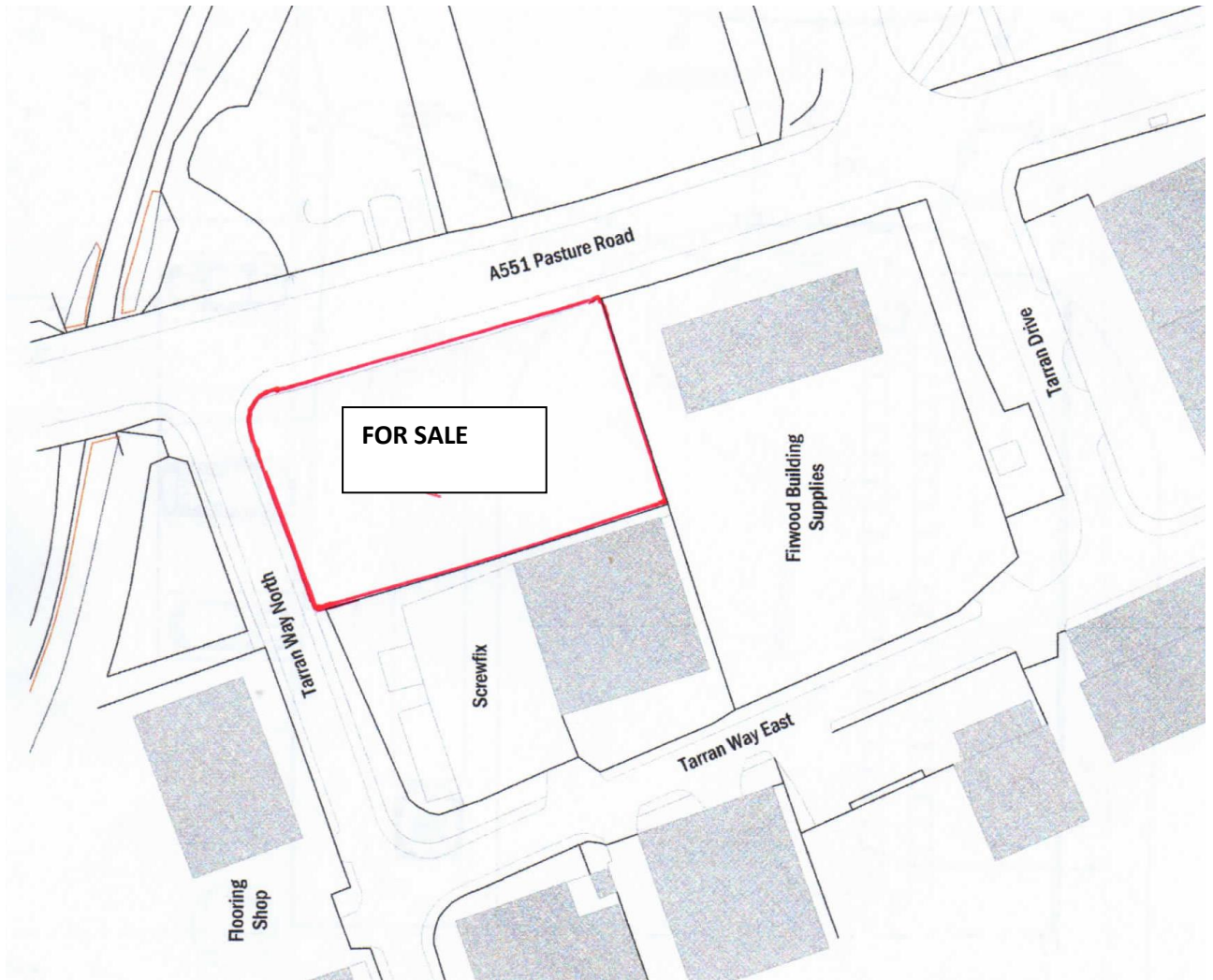
VAT

To be confirmed.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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