



**ELLESMERE**

**W H A R F**

**S H R O P S H I R E   S Y 1 2   0 E J**

## **Mixed Use Development Opportunities FOR SALE**

- Of interest to house builders, housing associations , care operators and leisure operators
  - Canalside location adjoining Ellesmere town centre
- Masterplanned mixed use development with outline planning consent in place





## DEVELOPMENT OPPORTUNITIES OVERVIEW

- Canalside location adjoining Ellesmere town centre
- Masterplanned mixed use development with outline planning consent
- Recently opened 35,000 sq ft Tesco supermarket on site
- High quality public realm works completed at canal head
- Improved access infrastructure completed
- Land sales already concluded with Tesco, Bloor Homes, McCarthy & Stone and Persimmon



Roll over to see local map 

### LOCATION

Ellesmere is a picturesque market town and popular tourist destination, situated in north west Shropshire. Located to the south of Wrexham, between the towns of Whitchurch and Oswestry. Ellesmere and its immediate surroundings has a population of approximately 6,850\*. The town lies on a spur of the Llangollen Canal, forming an important junction in the Shropshire Union Canal network.

The town has local primary and secondary schools, along with the nearby Ellesmere College, a private boarding school. Nearby amenities include The Mere, Colemere Country Park and renowned sailing facilities. Principle employment centres include Shrewsbury, Telford, Whitchurch, Wrexham and Chester.

***An attractive market town with a prosperous local catchment area.***

### COMMUTING DISTANCES

<b>Wrexham</b>	12.3 miles
<b>Shrewsbury</b>	17.2 miles
<b>Telford</b>	30.0 miles
<b>Whitchurch</b>	11.7 miles
<b>Chester</b>	30.8 miles
<b>Warrington</b>	43.5 miles

\*Source: [www.theaa.com](http://www.theaa.com)

SAT NAV:





DEVELOPMENT OPPORTUNITY

The site is being developed in phases in accordance with the masterplan. Offers are invited for individual land parcels as shown on the plan.

The vendor will complete the construction of the estate distributor road along with the provision of the play areas (LAP and LEAP) and ecological mitigation areas.

DEVELOPMENT SCHEDULE

Roll over table to see approximate site boundary				↓
AVAILABILITY				
Plot	Acres	Hectares	Usage	

ELLESMERE WHARF SHROPSHIRE SY12 0EJ

# ELLESMERE

W H A R F

THE SITE

SURROUNDING AREA





### PLANNING

The site benefits from outline planning consent for a masterplanned mixed-use development. The planning consent was granted by North Shropshire District Council under application number N/06/1161/EU/906.

### SERVICES

Mains services (water, gas, electricity and drainage) have been installed by the vendor.

### GROUND CONDITIONS

The vendor has completed the remediation of the site and will provide the buyer with evidence and full documentation confirming the environmental quality of the site and ground conditions.

### FURTHER INFORMATION

Further information including comprehensive site, planning and technical information is available. Please contact the agents for further details.

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