



NHS
Property
Services

Lambert
Smith
Hampton

**FOR
SALE**

LAND AND PROPERTIES AT 1829 BUILDING
LIVERPOOL ROAD | CHESTER | CH2 1BQ

EXECUTIVE SUMMARY

- Total site area extends to c 5.2 acres (2.1 hectares).
- Grade II Listed 1829 Building comprising c.80,747 sq ft (7,501.6 sqm) of accommodation most recently utilised as part of the Countess of Chester ongoing operation, now surplus to requirements.
- The site may be suitable for various redevelopment uses subject to planning. A pre application has been submitted to the local authority for redevelopment of the existing buildings for residential use and additional apartments / homes
- LSH have been instructed to dispose of the freehold interest for the property.

OPPORTUNITY OVERVIEW

The 1829 Building and surrounding land is a prime redevelopment opportunity subject to the necessary planning / listed building consents.

The NHS services currently operating out of the building are being relocated to alternative locations within the campus. The property is due to be vacated by Q2 2026.

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LOCATION

The Property is located on the north-east corner of the Countess of Chester Hospital campus and is bordered by recent residential redevelopment constructed by Morris Homes and the wider Countess of Chester campus with healthcare facilities and green spaces.

The site sits within a well-established suburban area with strong residential characteristics. The Countess of Chester Country Park lies immediately to the north. Bache Train Station is located approximately 0.6 miles to the south of the site, offering regular services to Chester City Centre and Liverpool. The nearest bus stop is situated on Liverpool Road, approximately a 4-minute walk from the site, with frequent services into Chester and surrounding areas.

DRIVE TIMES





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SITUATION

PLANNING

The site is accessed via Liverpool Road and Parsons Lane, located within the Countess of Chester Hospital campus. The 1829 Building is Grade II listed; any redevelopment will require full planning permission and listed building consent.

NHS Property Services have commissioned and are currently undertaking pre-application engagement with the local planning authority in relation to the proposed residential redevelopment of the 1829 Building (84 dwellings) and additional new build apartments / houses (29 dwellings) within the red line sales area.

Further details relating to the pre-application submission, scheme drawing and accommodation schedule are contained within the dataroom for consideration.

BUILDING & GROUND CONDITIONS

The purchaser will undertake their own enquiries to establish and satisfy themselves as to the condition of the building and ground prior to entering a purchase contract.

FLOOD RISK

Interested parties should make their own enquiries as to the flooding position.

SERVICES

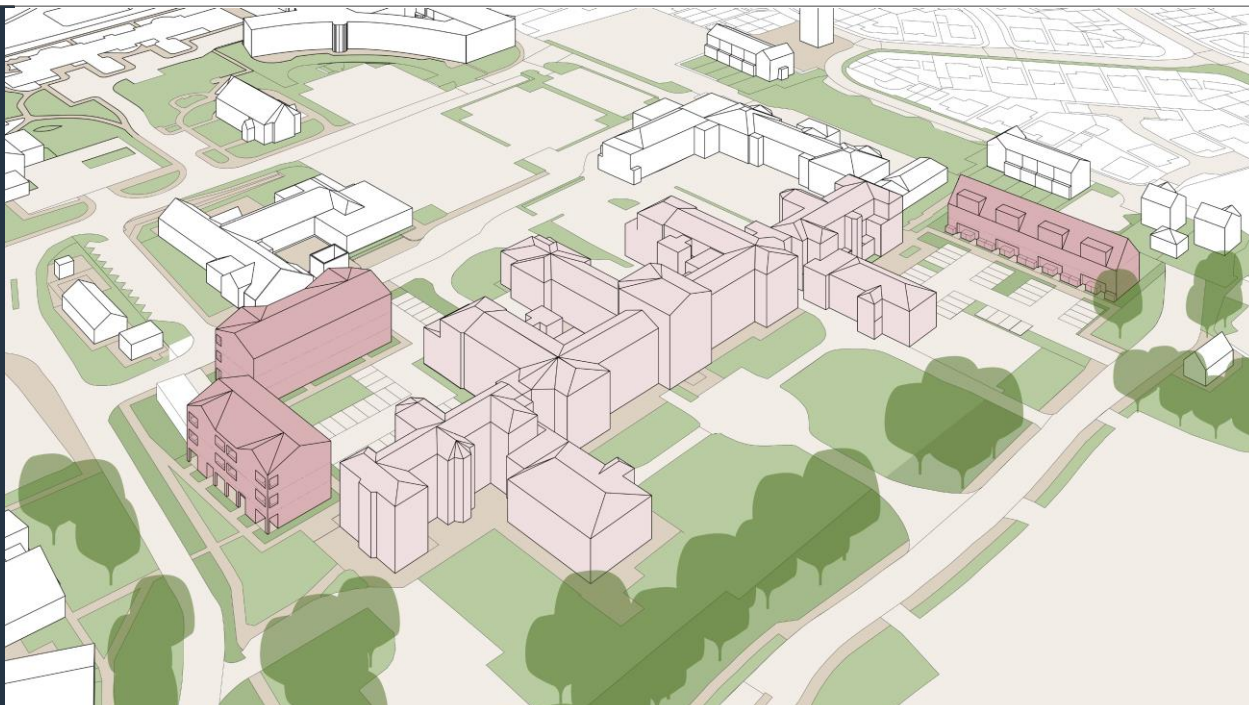
Interested parties are to make their own enquiries and satisfy themselves as to the suitability and capacity of all necessary services before entering a contract to purchase.

FILE SHARE

A dataroom is available by request from the sole agent.

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SALES PROCESS & Basis of Offer

- The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated.
- All bidders are required to complete the Bid Submission Template which will be made available at a later date. Bidders should submit their bid by email to James Strong (jstrong@lsh.co.uk) at Lambert Smith Hampton. All offers are subject to contract.
- The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.
- It is requested in the first instance that potential buyers express interest directly with the selling agent.

BID DEADLINE

Offers will be invited on a set date to be advised separately.

VIEWINGS

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent LSH.

TENURE

The site is held freehold with vacant possession available on completion. Title information is contained within the dataroom for consideration.

VAT

The client advises that VAT will not be applicable on this sale.

Anti - Money Laundering

The selected purchaser will need to be validated for money laundering regulations.

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CONTACTS

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