

Cheshire West & Chester Council

Cheshire West and Chester Commercial Property



Development land at
Shropshire Road
Stanlow

Location (Continued)

The site is located alongside the Shropshire Union Canal. There is access onto the towpath, which provides pedestrian and cycle links into Ellesmere Port and surrounding areas.

Description

The site measures approximately 1.5 acres / 0.6 hectares, but is capable to sub-division.

The purchaser is to undertake all their own ground investigations to satisfy themselves of the suitability of the ground conditions. The Council will require that all interested parties gain consent prior to taking any access to the site, and that reinstatement is completed following any investigations.

Services

It is understood that all main services are available to the site (subject to demand). You should make your own enquiries regarding services at the earliest opportunity.

Location

Shropshire Road is situated in an accessible location, off Stanney Mill, accessed directly from Junction 10 of the M53. The site can also be accessed from Junction 9 of the M53 via Oil Sites Road. The M53 provides direct access to Chester and the Wirral and the north west's motorway network.

This site also provides an excellent base from which to service North Wales, Cheshire, Merseyside and the wider north west regions.

Stanlow is a long established industrial and business district of Ellesmere Port.

The amenities of Cheshire Oaks. The Coliseum and Ellesmere Port town centre are all within a couple of minutes drive of the site.

Visit: cheshirewestandchester.gov.uk

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Planning

You are advised to consult with the Local Planning Authority at the earliest opportunity. The relevant planning framework is provided by the Ellesmere Port and Neston Local Plan (2002) along with a number of supplementary planning documents. All relevant planning documents can be found on the Council website www.cheshirewestandchester.gov.uk.

All current Ellesmere Port and Neston planning policies will gradually be replaced by policies for West Cheshire. The Local Development Framework (LDF) is a collection of documents that will form the planning policy basis for Cheshire West and Chester. Work on these documents has already begun along with the production of an up-to-date evidence base to support them. The CWaC Local Development Scheme sets out the timetable for the production of various planning documents in the LDF. This can also be found on the Council website.

Policy EMP1 allocates the site for employment development (Use Classes B1 – Office/Light Industry, B2 – General Industry, B8 – Storage & Distribution). This site is of medium grade due to its location.

The site also falls under policy ENV11 – M53 Shropshire Union Canal Corridor. As such, high standards of building design, materials, external appearance, layout and landscaping will be required to improve the visual appearance of the area. Structures that resemble large sheds are not considered suitable for this location and the use of appropriate materials to break up blank facades will be important in achieving good design.

A contribution to the development of the Mersey Forest in the form of on-site tree planting will be required. This, together with an appropriate layout of buildings should present a view of a well ordered thriving industrial area that attracts further investment to the town. Development proposals which do not secure positive environmental improvements will not be permitted.

The site is located adjacent to the Stanlow Special Policy Area (EMP2). It is in a unique location that may be viewed as a buffer zone between the urban area of Ellesmere Port and the Stanlow refinery.

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Planning (Continued)

As established in the Bridges Road Development Brief, development that brings the visual impact of the refinery closer to the town will not be permitted. For this reason, light or general industrial or office uses are considered more suitable to this location than heavy industry.

Tenure

The site shall be sold on a leasehold of 125 years.

Price

Price on Application

Rating

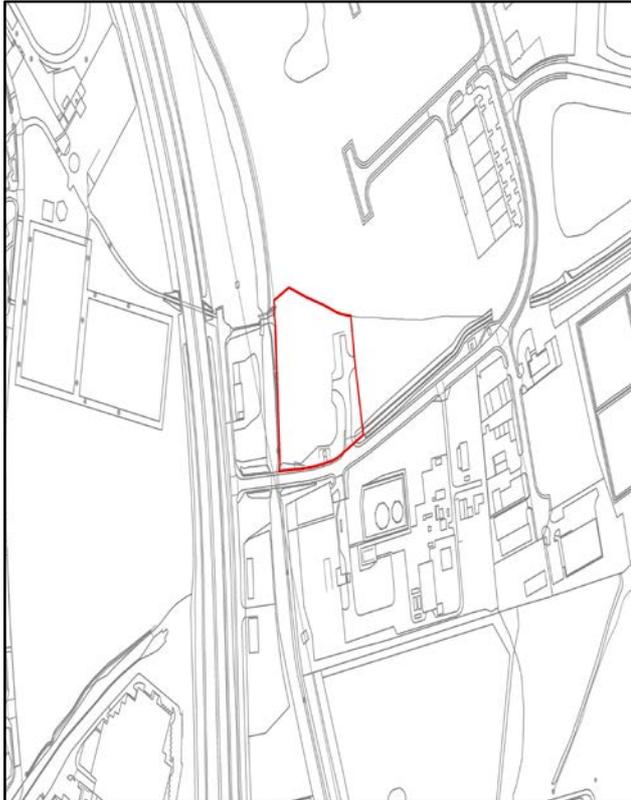
To be assessed on completion of development.

Costs

The purchaser will be responsible for the Council's legal and surveyors fees.

Viewing

By appointment only. Please contact Property Services 01244 977170 or 01244 977171 or e-mail property.services@cheshirewestandchester.gov.uk



Subject to Contract

Cheshire West and Chester Council takes no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer of any form of contract. These particulars are produced in good faith and all details are believed to be correct. It will be necessary for interested parties to satisfy themselves as to the accuracy of the information provided.

The Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing