

# Cheshire West & Chester Council



## Cheshire West and Chester Commercial Property

**Development land  
Plots A, B Long Acres Road  
Clayhill Industrial Estate  
Neston  
CH64 3RL**

### Description (Continued)

Long Acres Road is part developed and is located on the Clayhill Industrial Estate. The estate is well established.

Clayhill Industrial Estate is located on the outskirts of Neston.

The site is available by way of a 125 year Ground Lease. A premium will be payable and subsequently a peppercorn rent.

The site is currently fallow. 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 mains services are available to the site (subject to demand). It is advised that you make your own enquiries regarding services at the earliest opportunity.

### Location

The land is located on Long Acres Road, Clayhill Industrial Estate, Neston. The industrial estate is accessed from the A540, on Liverpool Road (B5316)

### Description

The land available is located on both sides of Long Acres Road. The two plots measure 2.28 acres (Plot A, outlined red) and 0.72 acres (Plot B, outlined blue).

The plots would be divided to suit.

Plot A is subject to two telecoms leases. Disposal would be subject to these interests. Details of the leases and their rents passing can be provided.

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### Planning

Interested parties are advised to make early enquiries with the Planning Department regarding their development proposals. A planning application will be required. It is understood that uses B1, B2 and B8 under the Town and Country Planning (Use Classes Order) 1987 would be acceptable.

Due to the site's proximity to housing, a noise assessment may be required to inform any submission for planning permission. Please be aware that whilst the site is allocated for employment uses, any new development should not subject residential properties to unacceptable detrimental impacts arising from the appearance of the development or its potential for pollution or noise generation. These issues will be considered, amongst others, in the assessment of any application for planning permission.

### Method of Disposal

The site is available on a 125 year Ground Lease.

### Rent

Price on Application. A premium will be payable under the lease.

### Costs

The tenant will be responsible for the Council's legal and surveyors fees in preparing the lease.

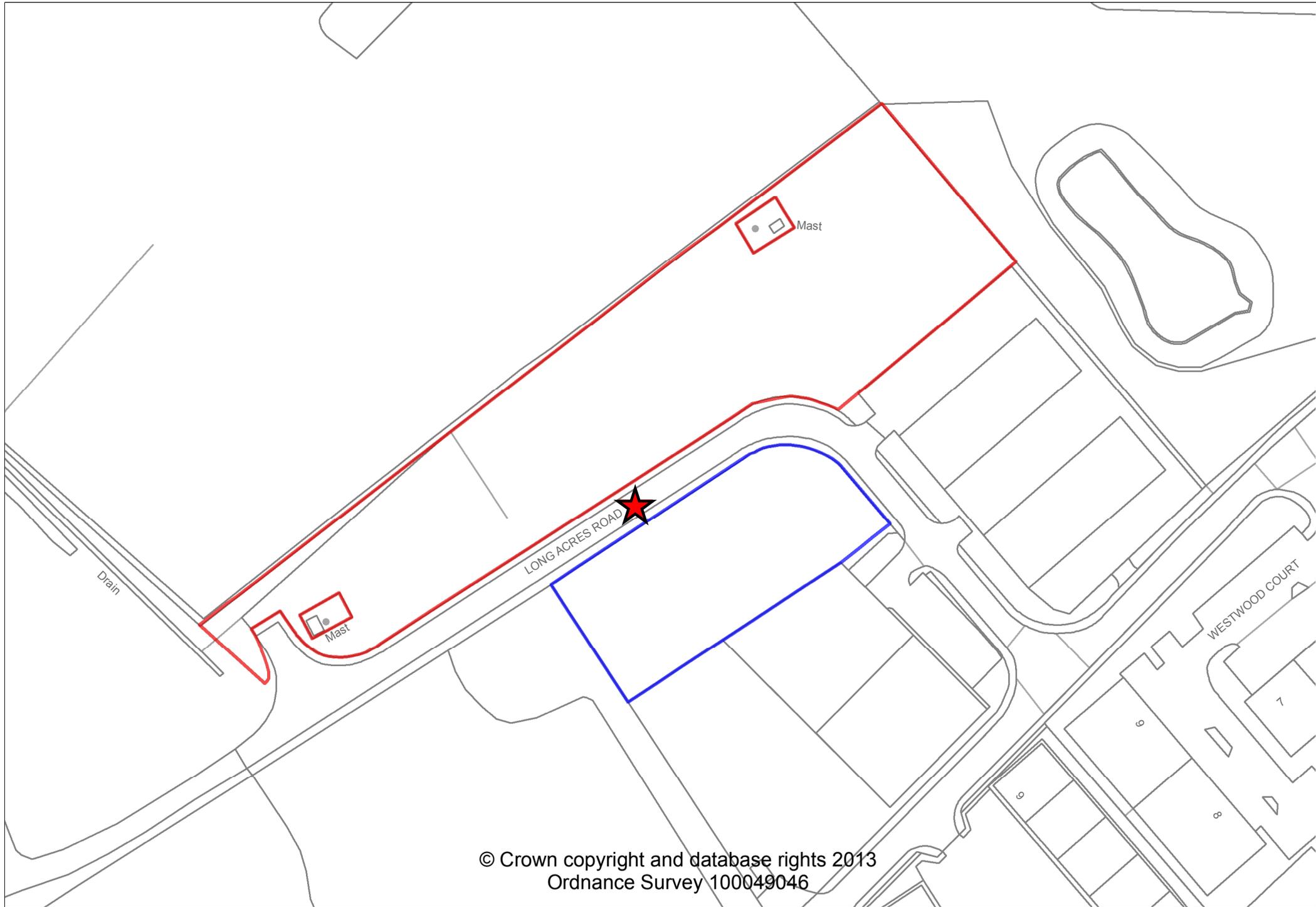
### Viewing

By appointment only. Please contact Property Services on 01244 977170 or 01244 977171 or e-mail [property.services@cheshirewestandchester.gov.uk](mailto: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



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