

Cheshire West & Chester Council



Cheshire West and Chester Commercial Property

Development land at
Dutton Green
Stanlow
CH2 4SA

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.

Planning

Interested parties are advised to make early enquiries with the planning department, regarding their development proposals. A planning application will be required. The site is allocated for employment uses, and specifically uses B1, B2 and B8.

Location

Dutton Green 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.

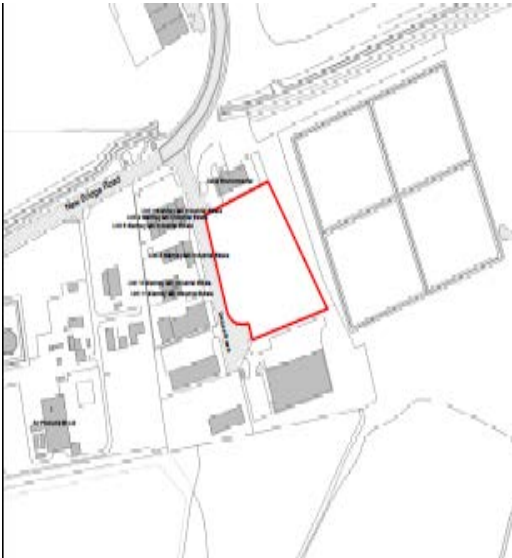
Stanlow is a long established industrial and business district of Ellesmere Port.

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

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Tenure

The site shall be sold freehold.

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