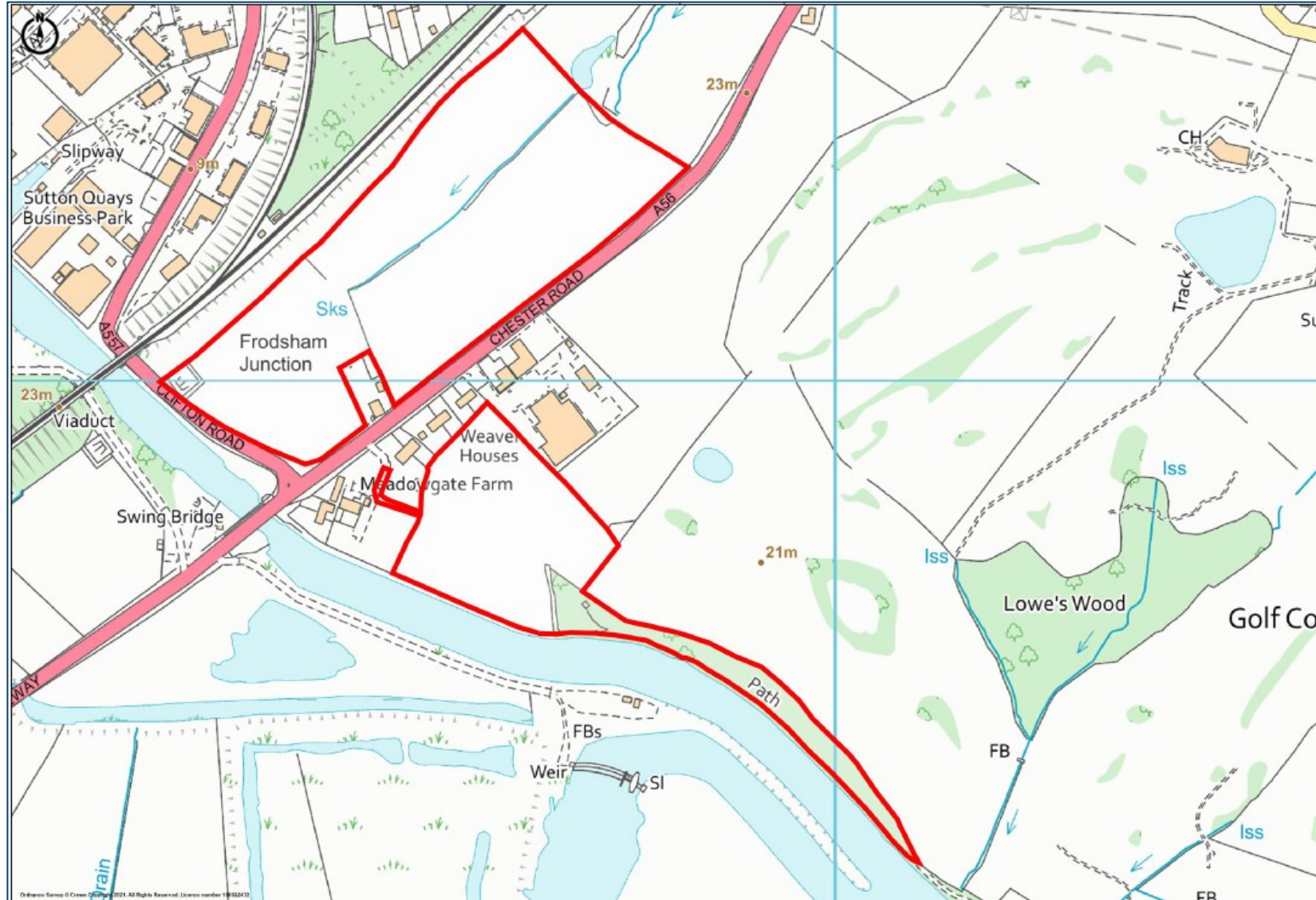


FOR SALE

Land at Sutton Weaver, Frodsham, Cheshire

Parcel A: 17 acres (6.88 hectares)
Parcel B: 7.63 acres (3.08 hectares)

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

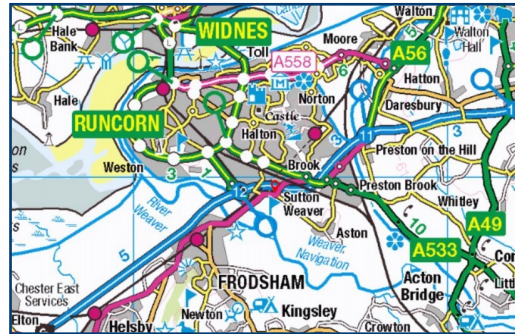


Land at Chester Road / Clifton Road, Sutton Weaver, WA7 3EQ

LAND AT SUTTON WEAVER, FRODSHAM, CHESHIRE

SITUATION

The property is situated off the Chester Road (A56) in Sutton Weaver, a small village which lies approximately 2 miles to the north east of the market town of Frodsham and 3 miles south of the town of Runcorn, Cheshire.



Junction 12 of the M56 is located a short distance to the north along with the Western Point Expressway and A533 which respectively provide access to Runcorn and Liverpool, via the Mersey Gateway Crossing.

DESCRIPTION

The property comprises two parcels of land, identified as:

Parcel A: is accessed from and lies to the north side of Chester Road (A56) and east of Clifton Road (A557) and comprises a broadly rectangular parcel of bare land approximately 17 acres (6.88 hectares) in size.

Parcel B: is accessed via an accessway from Chester Road (A56) and comprises an irregular shaped parcel of land made up of paddock field and strip of wood / scrub land. The parcel sits alongside the River Weave at its southern boundary.

TENURE

The property is held under two title numbers as follows:

Parcel A: CH609065

Parcel B: CH609066

PLANNING

Planning enquires can be made to the Local Planning Authority:

Cheshire West and Chester Council
4 Civic Way
Ellesmere Port
Cheshire
CH65 0BE

planning@cheshirewestandchester.gov.uk
0300 123 7027

INFORMATION PACK

An information pack containing title information and site plans is available on request.

METHOD OF SALE

The property is available for sale by private treaty as a whole or as two separate parcels.

Offers are invited on a conditional or unconditional basis. Consideration will also be given to proposals made on the basis of an option or planning promotion agreement.

FURTHER INFORMATION

For further information please contact the sole agents, Legat Owen

Will Rees MRICS
willrees@legatowen.co.uk
07590 331345

