



RED LINE FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

Former Castleleigh Day Centre, David Street, Northwich, CW8 1HE

Allocated residential development site
1.28 acres (0.52 hectares)

LegatOwen
CHARTERED SURVEYORS

Situation

The site occupies a position to the South West of Northwich Town Centre and is accessed from David Street, an adopted highway which in turn is accessed from the A559 (Chester Road) approximately 0.2 miles to the North.

The site is located in a predominantly residential area and is bounded by Charles Darwin Primary School to the West and residential to the South and East.

Description

The site was formerly occupied by the local authority as a day centre and although the buildings remain on site, the property has been vacant for some considerable time.

The site extends to some **1.28 acres** (0.52 hectares) and the sale will form part of the Title Number CH529925.

Planning

The site is currently vacant but most recently used as a day centre which we understand falls under Class F1.

The site is allocated within the local plan for residential development.

Tenure

The property is available freehold.

Offers / Proposals

Offers are invited in the region of **£425,000** on either an unconditional or subject to planning basis.

Method of Sale

It is anticipated the site will be sold by informal tender. Interested parties are advised to register their interest with the agents.

Information Pack

An information pack containing TOPO Survey and other details is available upon request from the agents.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal and other professional costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Offers

Best offers are invited by 12 noon on Friday 29th November 2024. Please contact the agents for a copy of the bidding proforma.





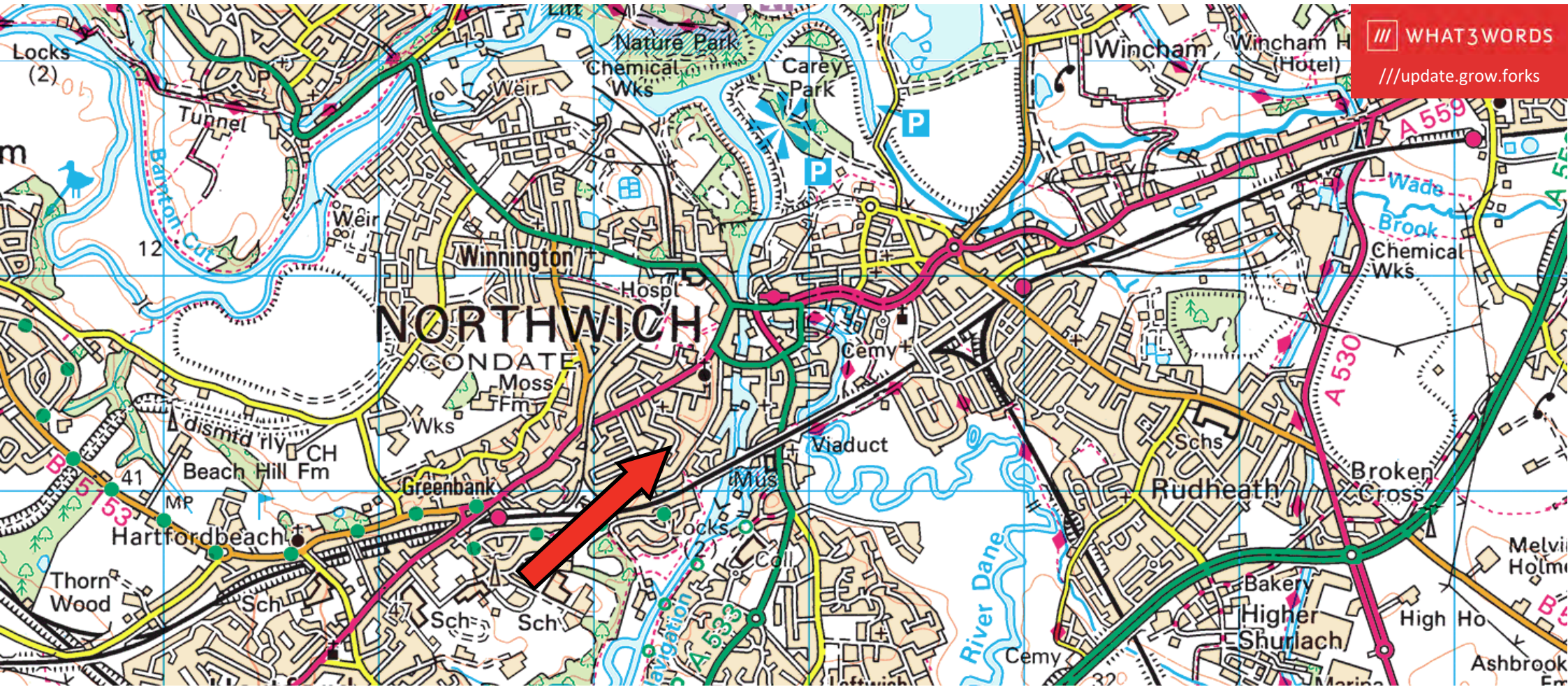


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Location

Northwich is a Cheshire town located approximately 20 miles East of Chester and 6 miles North of Winsford and 6 miles to the West of the M6.

The property is situated to the South West of Northwich Town Centre and has access to a range of local amenities including schools, sports facilities along with shops on Chester Road approximately 0.2 miles to the North.



Contact:



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DATE PREPARED: April 2025



Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



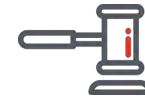
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