



FOR SALE - Development Plots

Plot 17a Cheshire Green Industrial Park, Nantwich Road, Wardle, Nantwich, CW5 6HT

1.46 acres (0.59 hectares)

LegatOwen
CHARTERED SURVEYORS

Description

The plot is effectively flat and regular in shape.

Estate service roads are in place to the plot.

Planning

The Estate has an employment allocation for industrial and warehousing.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

Site Area	0.59 hectares / 1.46 acres
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Tenure

The property is available to purchase on an effective freehold basis (999 year Lease at a peppercorn rent).

Price

Offers in the region of £450,000 per acre (£650,000).

Service

The services available on site are electricity, water, drainage and telecoms.

The Plot will be allocated a specific power provision based upon a reasonable 3 phase kVA suitable for a plot sale of this size. The buyer will contribute to the cost of the allocation.

Service Charge

An Estate Service Charge will be payable for the maintenance and up keep of the common areas.

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 costs.

VAT

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

Code for Leasing Business Premises

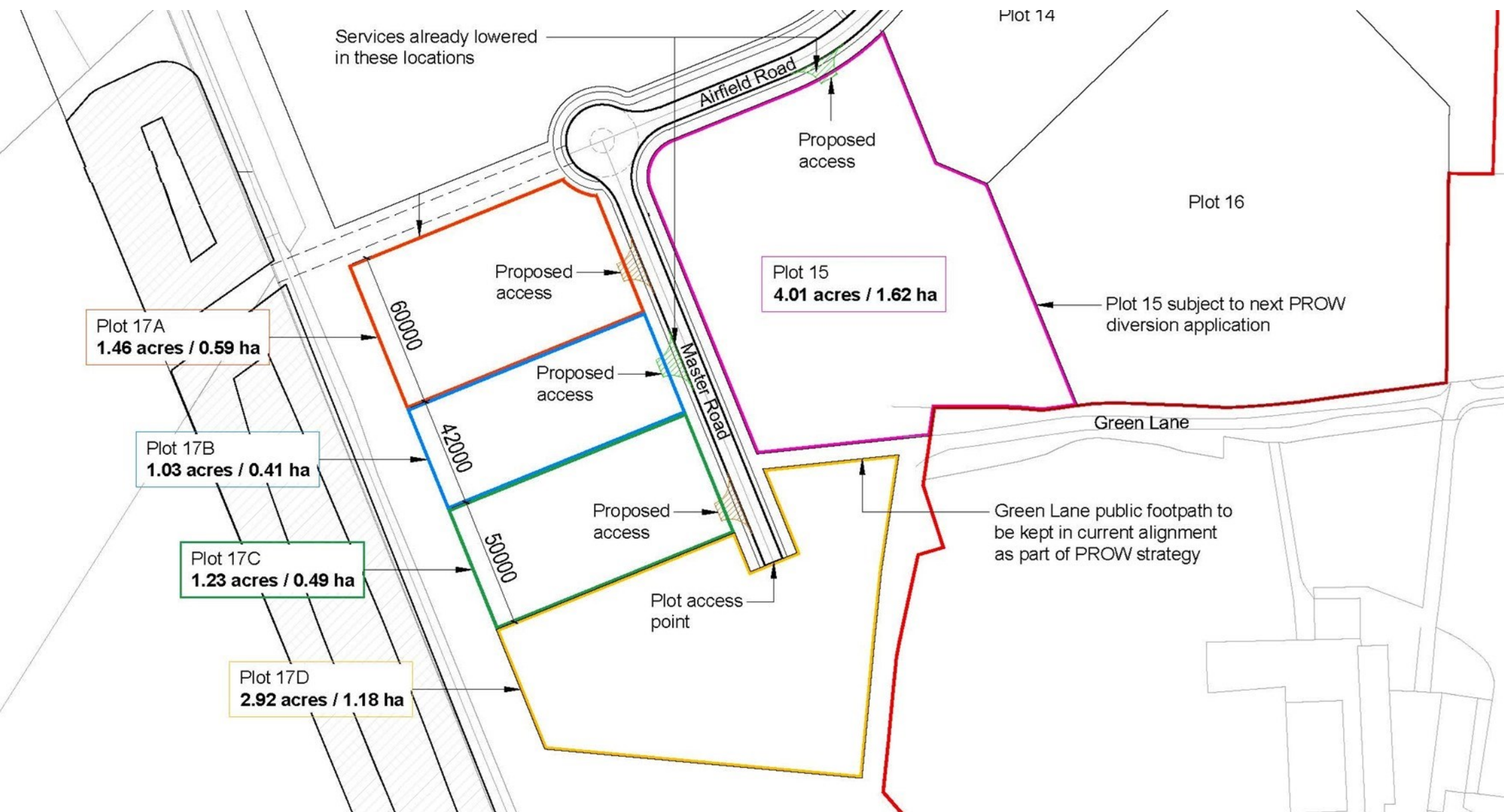
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

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.



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/// WHAT3WORDS

///presides.rainwater.spindles



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:



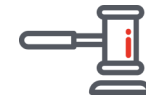
Commercial Agency



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Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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