

FOR SALE

EMPLOYMENT LAND SITE OF 12.73 ACRES (5.15 HECTARES)

PRIME COMMERCIAL DEVELOPMENT
OPPORTUNITY

- \\ Established commercial location with rural aspect
- \\ Site extends to 12.73 Acres (5.15 Hectares)
- \\ Outline Planning Permission for employment uses

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ainscough strategic land

RADNOR PARK
CONGLETON CW12 4XJ



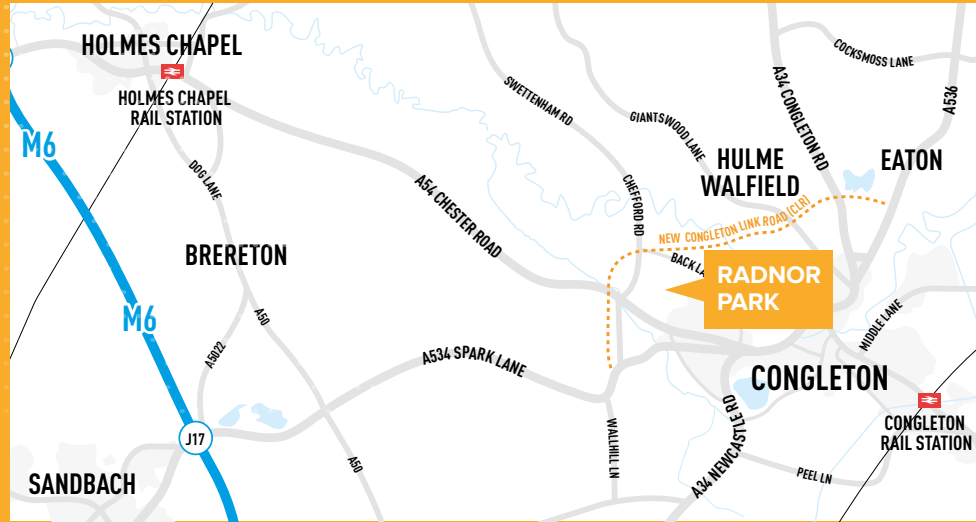
SET ON THE EDGE OF A
HISTORIC MARKET TOWN

RADNOR PARK

CONGLETON CW12 4XJ

LOCATION

Congleton is geographically located midway between Macclesfield approximately 12 miles to the north and Stoke-on-Trent approximately 14 miles to the south. The area is connected by the A54 which runs west towards the M6 approximately 7 miles away, with links north to Warrington and south to Birmingham. The A34 runs in a north east direction to Manchester, and south to Newcastle-Under-Lyme/ Stoke-on-Trent. The Congleton Link Road (CLR) which joins the A534 with the A536 is now open vastly improving accessibility links in the area, particularly to the M6 Motorway. The railway station of Congleton (CNG) is approximately 2.5 miles away by road, providing services north to Macclesfield/ Manchester and south to Stoke-on-Trent/ Birmingham.



DESCRIPTION

The site comprises a plot of c. 12.73 Acres (5.15 Hectares) of previously undeveloped farmland situated to the north of the established Radnor Park Trading Estate. Primary access will be via Back Lane which was recently upgraded as part of the Congleton Link Road (CLR).

The primary entrance to the site will be via the Back Lane roundabout, this access will connect through to 3rd Avenue within the established Radnor Park Trading Estate. The new connection from Back Lane to 3rd Avenue is designed to adoptable standards and will be constructed to base course before March 2023. Water, electricity and communication services to the site are in place at the boundary. Gas & foul drainage points of connection are located in 3rd Avenue. The purchaser will have the right across Parcel 1 (land sold to Stewart Milne) to drain into the River Dane and subject to any required technical approval by the local authority. Please refer to the technical and legal summaries in the data room.

A technical summary note is included within the dataroom however, interested parties are to make their own enquiries and satisfy themselves pre-bid. A technical day will be held with interested parties to ensure clarity on any technical issues.

PLANNING

The site received outline planning consent for B1, B2 and B8 uses in September 2018 under Cheshire East Council application reference 16/1824M. Under the new Use Classes Order the site has permission for E(g)(i) (Offices), E(g)(ii) (Research and development of products or processes); and E(g)(iii) (Industrial processes), alongside the B2 and B8 uses as originally consented.



Layout for indicative purposes only

TENURE

Freehold

VIEWING

For further information or to arrange a viewing please contact the sole agents:

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