



FOR SALE

Retail Land off Tarporley Road, Little Budworth, Cotebrook, Tarporley, CW6 9ES

Retail site located in a prominent position on the A49, suitable for a variety of uses

1.73 acres (0.7 hectares)

LegatOwen
CHARTERED SURVEYORS

Description

The property offers a rare opportunity to acquire a retail site in a highly sought-after location just off the A49. Extending to approximately 1.73 acres, the site comprises both industrial and office accommodation and provides flexibility for a range of uses.

The industrial units are of steel portal frame construction and the office accommodation is of traditional masonry construction.

Key features:

- Approx 1.73 acre site
- Retail planning consent
- Prominent position on Tarporley Road (A49)
- Hardcore surfaced yard
- Secure gated access
- WC and kitchen facilities

Accommodation

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

	NIA sqm	NIA sqft
Office Block	60.08	647
Warehouse 1	310.68	3,344
Mezzanine	79.16	852
Warehouse 2	221	2,379
Mezzanine	83.94	903
Workshop	325.29	3,501
Total	1,080.15	11,626
Site Area	1.73 acres	0.7 hectares

Location

The site occupies a highly prominent position on Tarporley Road (A49) on the outskirts of Little Budworth, offering exceptional roadside visibility and easy access for both customers and deliveries. It benefits from excellent regional connectivity, with the A49 and A54 providing direct links to the M6 and M56 motorways, ensuring convenient access across Cheshire and beyond.

Strategically situated to attract local, regional and destination customers, the property commands strong exposure to passing traffic along this busy route. Nearby occupiers include the renowned Hollies Farm Shop, Tarporley Garden Centre and Pesto at Cabbage Hall enhancing the area's appeal as a popular destination.







Tenure

The property is owned freehold under Title Number: CH541163 and will be sold with vacant possession.

Price

The property is offered for sale with offers invited in excess of £1,600,000. The property enters the market due to relocation.

Overage Agreement

The sale will be subject to an overage agreement for a period of 25 years where 50% of any uplift in value will be payable following the grant of residential planning permission.

Business Rates

To be reassessed.

Utilities

The site benefits from mains water, single-phase electricity and septic tank drainage.

Energy Performance Certificate

To undergo reassessment

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

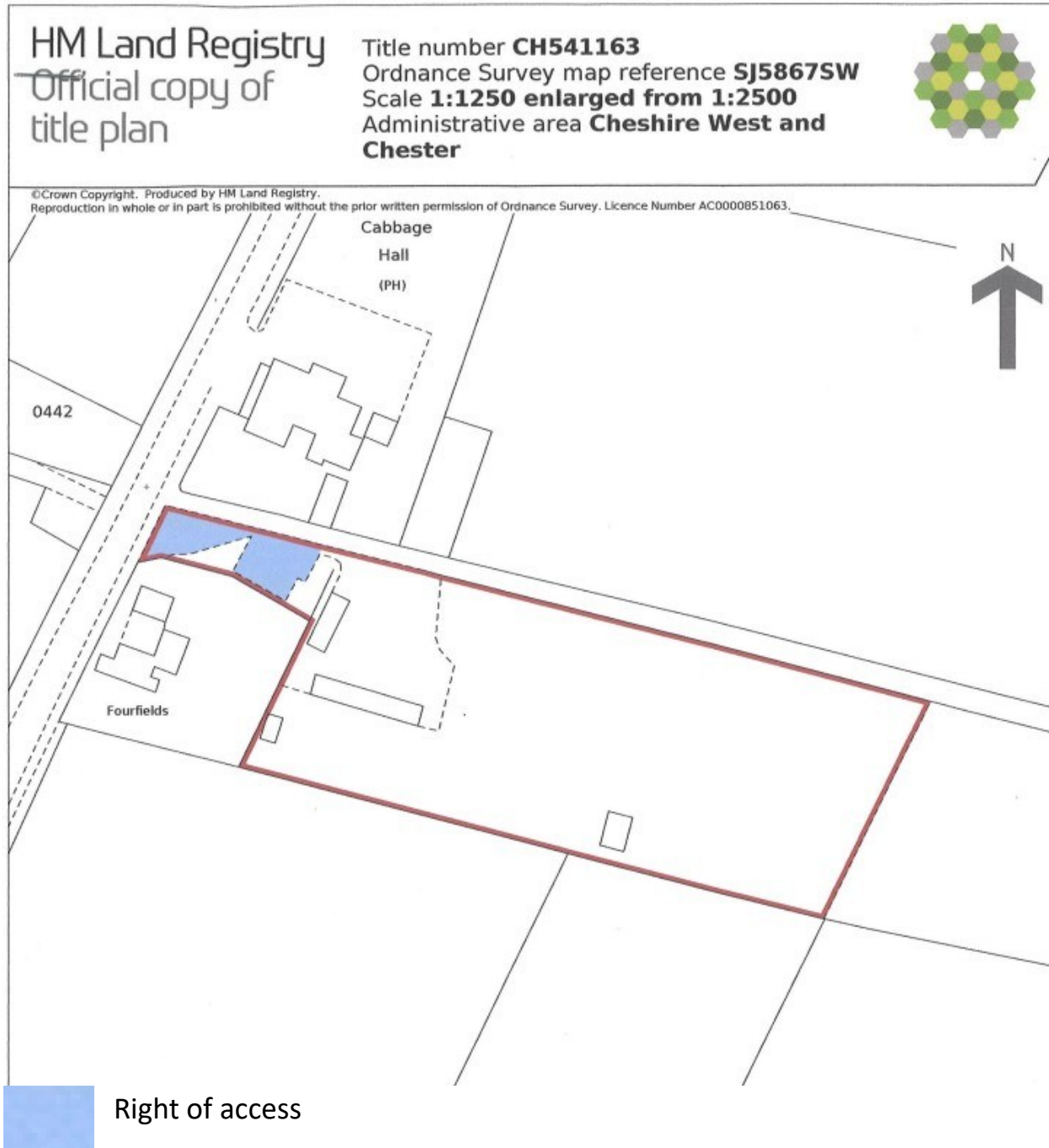
Each party is responsible for their own legal costs.

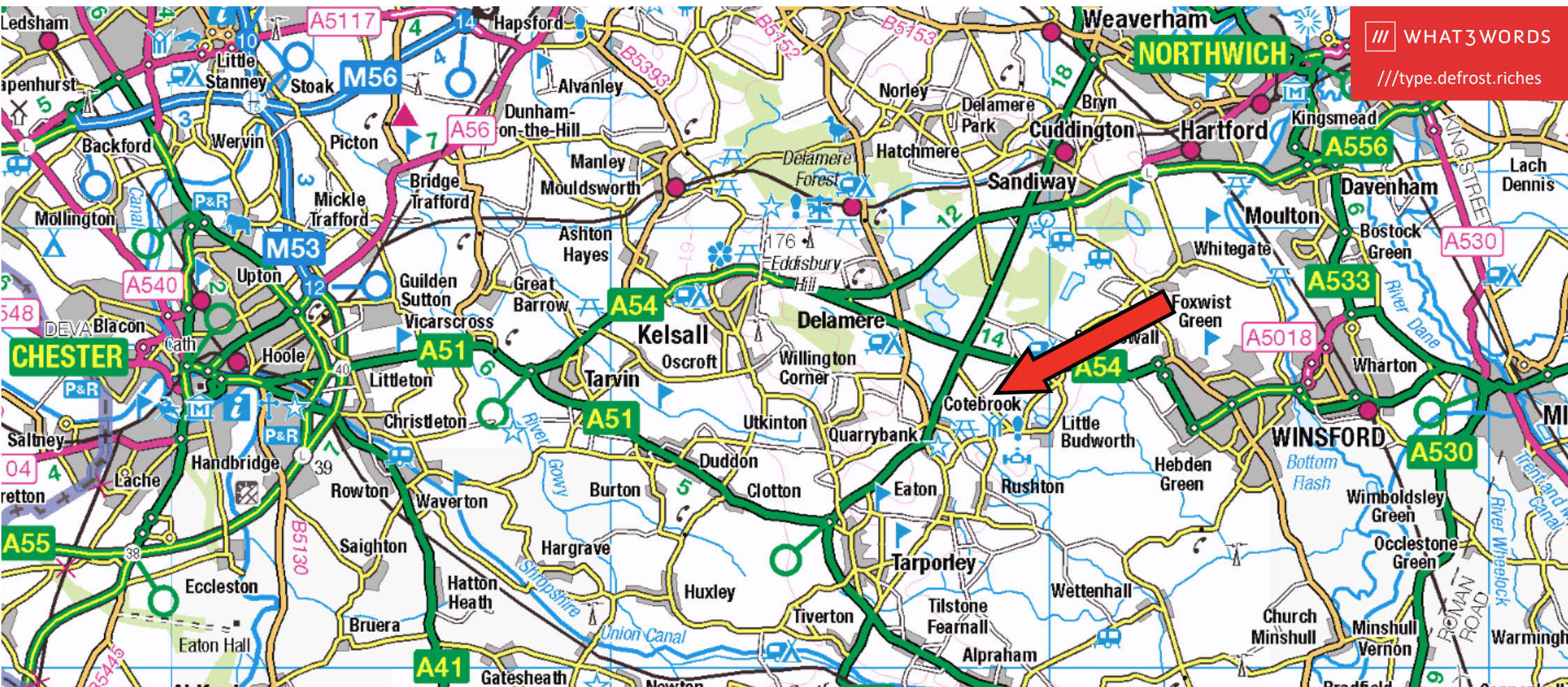
VAT

This sale is not liable for VAT.

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.





Contact:



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DATE PREPARED: **December 2025**



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