



CAMPION
PARK

FOR SALE

Site with Planning for
a 10,000 Sq Ft Office

CAMPION PARK, LONDON RD, HOLMES CHAPEL CW4 8AX



DESCRIPTION

Campion Park is a recently developed business park currently consisting of two Grade A office buildings, with extensive parking.

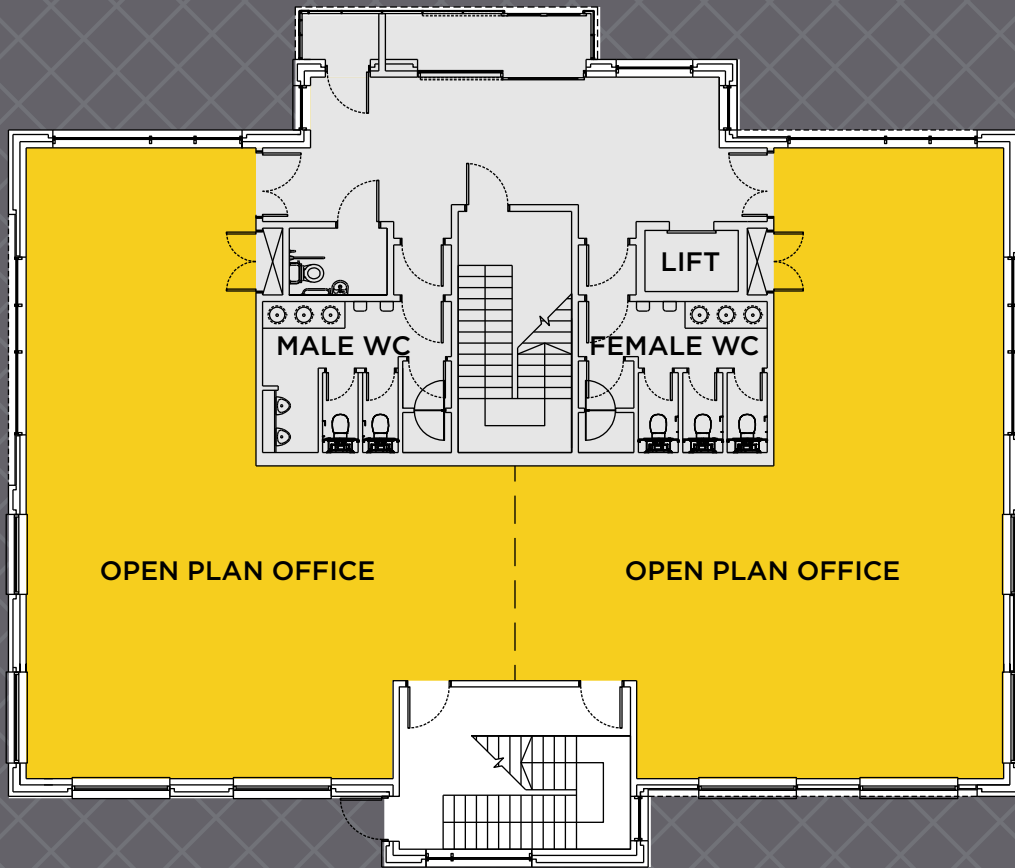
An opportunity to purchase the last remaining plot to be developed on the site, approximately 0.25 acres, occupying a highly prominent position fronting London Road overlooking the main entrance to the business park.

40 parking spaces in the communal car park will be allocated to the plot.

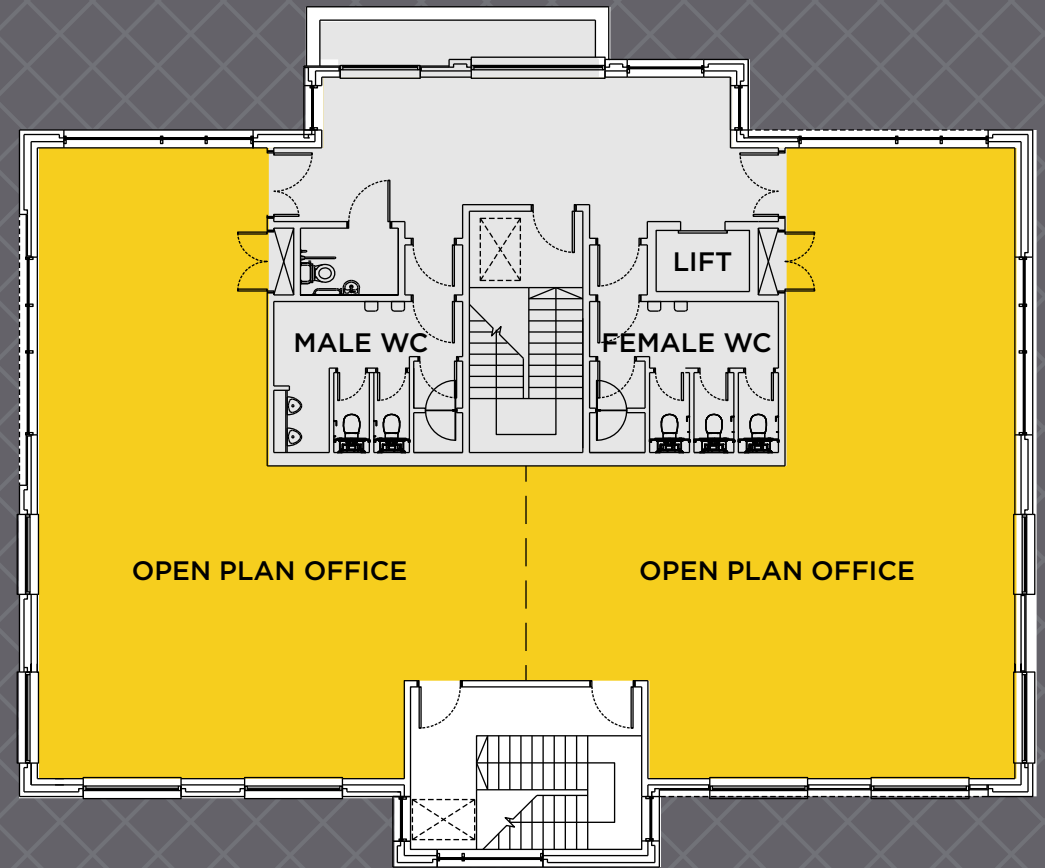


PROPOSED SCHEME FLOOR PLANS

GROUND FLOOR



FIRST FLOOR

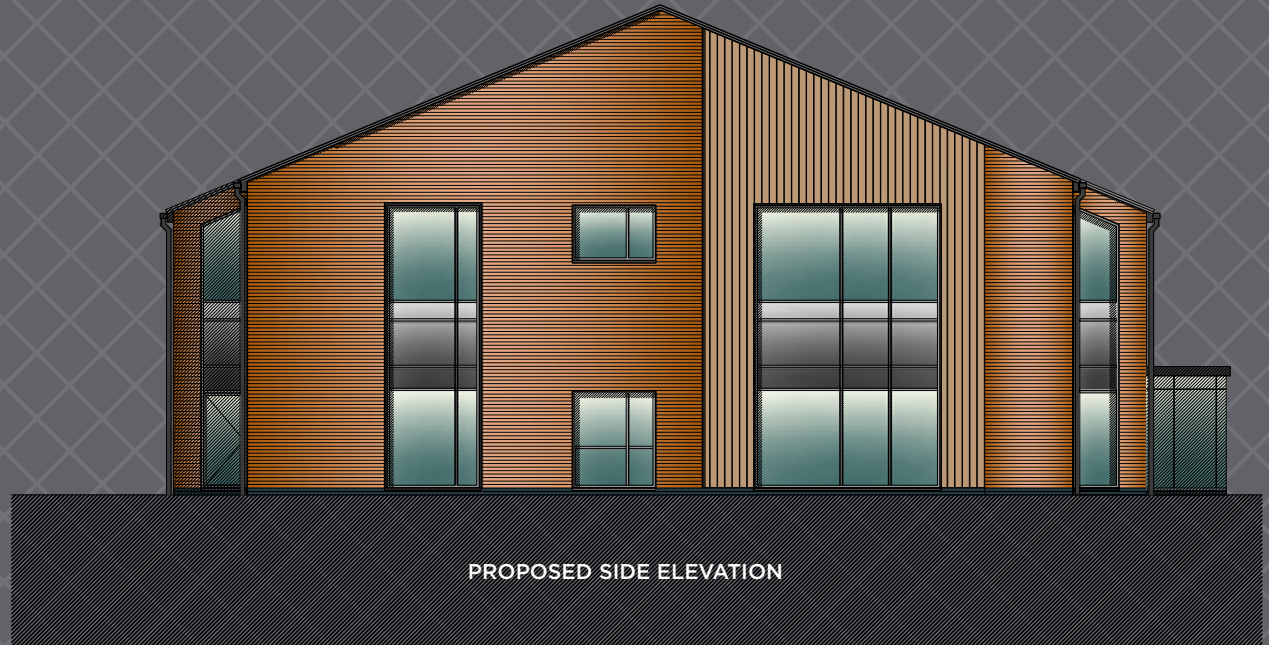


PLANNING

The plot has Planning Consent for a two storey Grade A Office property, extending to 10,440 Sq Ft (GIA)

Planning application number: 19/0014C

Other uses considered, subject to the appropriate planning consent.





ALLOCATED CAR PARKING SPACES SHADED

LOCATION

Campion Park is located on the edge of Holmes Chapel town centre which is a popular Cheshire/South Manchester commuter town with excellent transport links. The town is currently benefitting from substantial growth as a result of numerous residential developments.

The local shops in Holmes Chapel also have a lot to offer, with a variety of independently family run businesses and quaint little boutiques within the town centre, along with our everyday essential amenities such as the Post Office, Pharmacy, Hairdressers and of course the famous Mandeville bakery. There is an excellent choice of pubs and restaurants too, including Don Alberto, serving traditional Italian cuisine and authentic wines, as well as The George and Dragon who offer a contemporary British menu and a wide selection of craft beers. The Cobbles Tea room is a little hidden gem, who pride themselves on their home made cooking and baking and excellent afternoon teas.





HOLMES CHAPEL

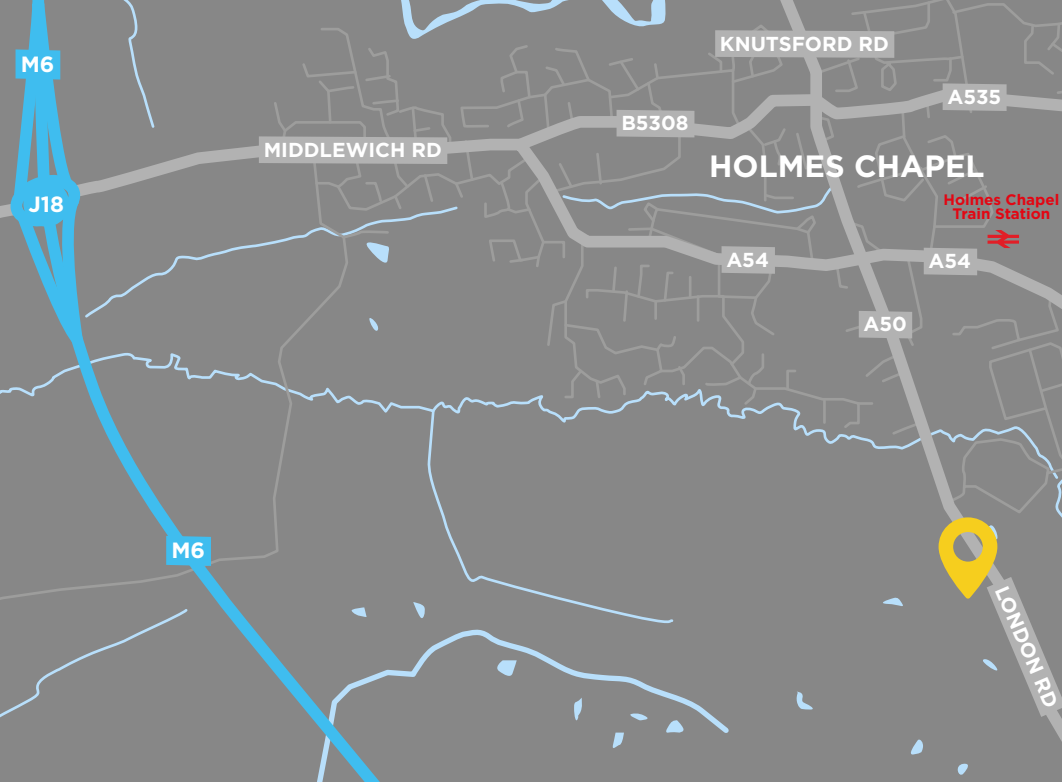


DUNKIRK WAY

BLUEBELL ROAD

LONDON ROAD (A50)





TRANSPORT

LESS THAN 2 MILES EAST OF JUNCTION 18 OF THE M6 MOTORWAY

Campion Park is ideally situated for access to Cheshire, South Manchester, Staffordshire & the Midlands. Junction 18 of the M6 motorway is less than 2 miles away from Campion Park, providing convenient access to a wealth of major road networks, including links to Manchester and Liverpool city centres which are less than an hour's drive. Plus Manchester Airport is just half an hour away by car.

14 MINUTES WALK TO HOLMES CHAPEL TRAIN STATION

Campion Park sits less than a mile from Holmes Chapel Train station, with regular services to Manchester and Crewe enabling access door to door from Holmes Chapel to London Euston. Holmes Chapel train station sits on the Crewe to Manchester Line, providing two half hourly services departing to Manchester Piccadilly, with stops on this route include Alderley Edge, Wilmslow and Manchester Airport, taking just 45 minutes on a direct line. London can also be reached in just over two hours via the high speed service which also runs twice each hour.

18 MILES / 25 MINUTES DRIVE TO MANCHESTER AIRPORT

Manchester International Airport is a short drive from the site, serving all major international airports.



TERMS

Price: £700,000 + Vat

Tenure: The site will be sold freehold under a new title number, with the parking sold long leasehold.

Legal Costs: Each party to be responsible for their own legal costs incurred in the transaction.

Estates Charge: A purchaser will contribute an estate charge to cover maintenance of the communal areas of the development.

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

CONTACT

For further information, please contact the agents:



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