

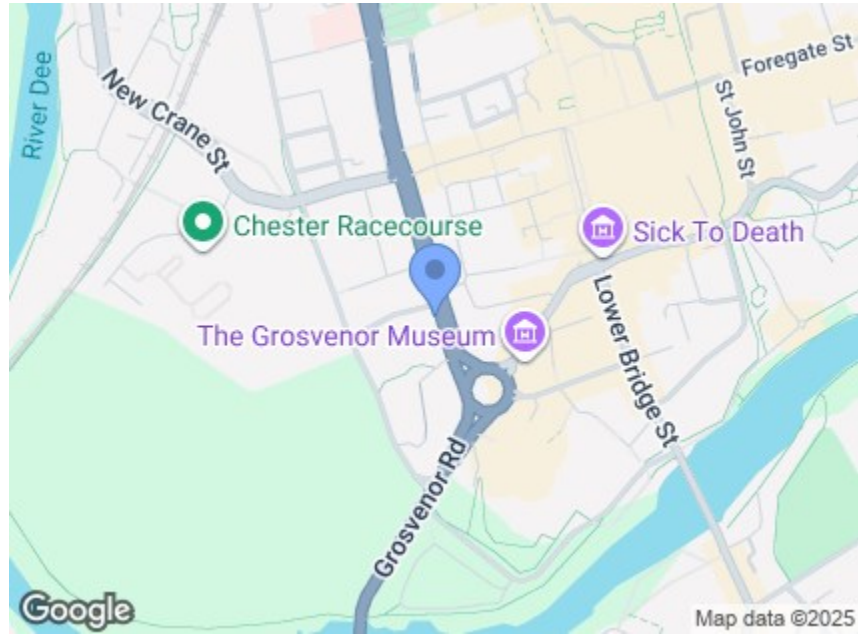
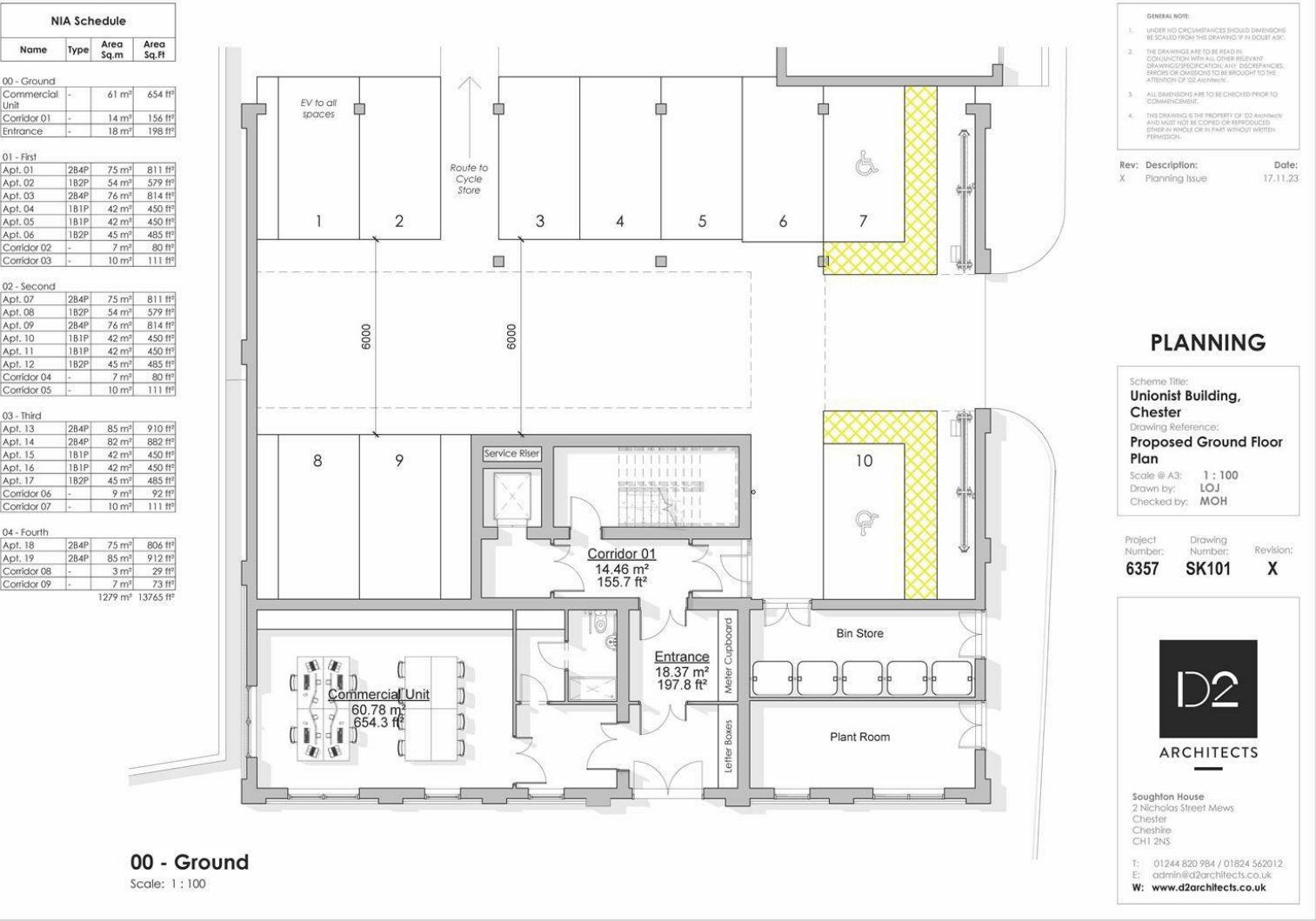


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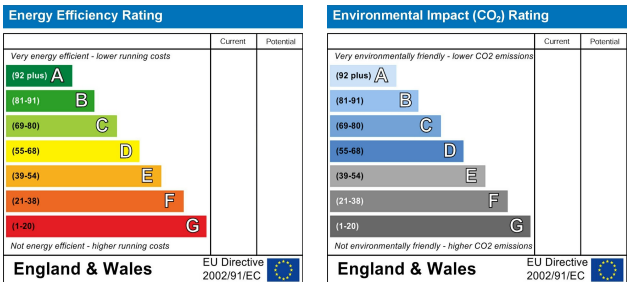
CHARLES LOUIS

HOMES LIMITED



Directions

Postcode - CH1 2NX What three words -
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44 Nicholas Street
, Chester, CH1 2NX

Price guide £1,500,000



- Fully consented city centre development site in Chester
- Scheme includes 6 affordable housing plots
- Approx. 13,765 sq ft (GIA) across five floors with commanding city views
- Prominent location on Nicholas Street, close to River Dee and Racecourse

- Planning approved for 19 apartments and a ground floor commercial unit
- Prominent position on Nicholas Street at junction with Blackfriars
- Includes 10 secure car parking spaces
- Consent subject to completion of the Section 106 Agreement

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

44 Nicholas Street

, Chester, CH1 2NX

A rare chance to acquire a fully consented development site in the heart of Chester, with planning approval for 19 apartments and a ground floor commercial unit. The scheme includes six affordable housing plots, with consent subject to the completion of the Section 106 Agreement.

Chester
Chester is the principal city of Cheshire West and Chester and one of the strongest commercial, cultural, and university centres in the UK. A thriving business hub and leading tourist destination, the city combines rich Roman heritage with modern vibrancy.

Located 21 miles south of Liverpool and 35 miles south-west of Manchester, Chester benefits from excellent connectivity. The mainline railway station offers direct links to London, Manchester, and Liverpool, while the M56, M53, and A55 provide fast road access across the North West and into North Wales. Compact and walkable, Chester offers an outstanding lifestyle and investment environment.

Location
The property occupies a prominent position on Nicholas Street, Chester's inner ring road, at the junction with Blackfriars. The area has seen significant urban improvements and is close to popular restaurants, the HQ Building with its hotel and offices, the River Dee, and Chester Racecourse.

Property & Consented Scheme
Currently a two-storey concrete-framed building, the site is offered with vacant possession. The approved scheme by D2 Architects allows redevelopment to approx. 13,765 sq ft (GIA) across five floors, with the upper levels enjoying commanding views of the city. Planning reference - 23/03807/FUL

- Key Features**
- * 19 apartments (8 x two-bed, 11 x one-bed)
 - * 6 affordable housing plots included
 - * Ground floor commercial unit
 - * 10 car parking spaces
 - * Approx. 13,765 sq ft (GIA) over five floors
 - * Prominent city centre location
 - * Planning consent subject to Section 106 Agreement being paid
 - * Excellent road and rail connectivity

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