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**FOR
SALE**

On The Instructions Of
TESCO



DEVELOPMENT SITE FOR SALE

1.4 hectares (3.45 acres)

**Wheelock Street
Middlewich
Cheshire
CW10 9AB**

- Situated in Middlewich town centre
- Excellent redevelopment opportunity
- Highly sustainable location
- To be sold with the benefit of vacant possession

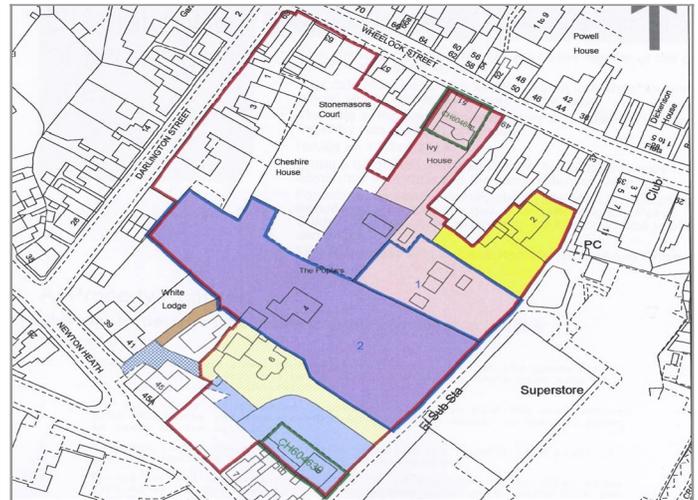
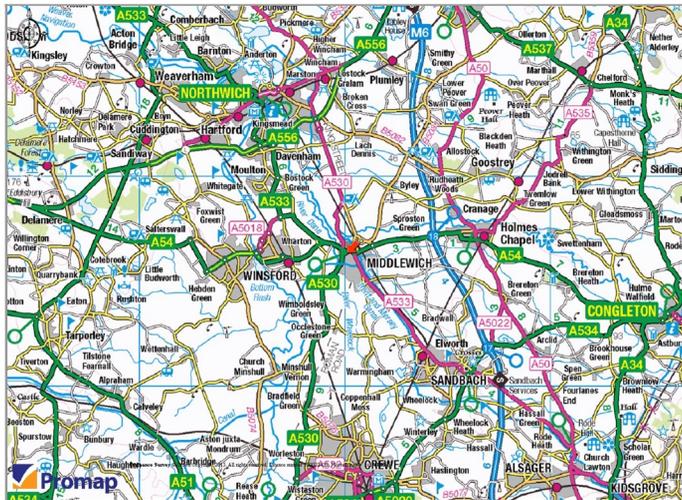
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Location

The site is situated in the heart of Middlewich town centre and is bound by Wheelock Street to the north, Darlington Street to the western side, Southway to east and Newton Heath to the southern fringe.

Adjoining land uses include the main retail location within the town situated along Wheelock Street, a Tesco Superstore to the east of the site and established residential dwellings.

Middlewich is a well-established market town located in Cheshire, approximately 19 miles to the east of the City of Chester and within the borough of Cheshire East. Several major roads pass through the town with A54 linking the town centre directly with junction 18 of M6 motorway approximately 2 miles to the east. The motorway network offers ready access further afield particularly to the nearby cities of Manchester and Liverpool.

Description

The site, of approximately 1.40 hectares (3.45 acres), was historically used for a mix of residential and commercial purposes. There are a number of existing properties within the site boundary including a terrace of three relatively modern, two bedroom properties fronting Darlington Street; 3 large detached houses set in their own grounds; a former car park accessed from Wheelock Street; two ground floor lock-up retail units with offices above and a number of vacant parcels of land.

Services

It is understood that all mains services are available in the vicinity of the site including electricity, water and gas.

Planning

The subject plot forms part of a larger site on which planning permission was granted on 15th October 2012, reference no 11/3737C, for the erection of a new foodstore (3,215sqm net floorspace) with associated parking, servicing and landscaping, along with two new small units (A1/A2/A3 use) fronting onto Wheelock Street.

The site is identified within Middlewich's Town Strategy as a potential brownfield redevelopment opportunity and other commercial and residential land uses are considered suitable, subject to obtaining the necessary planning consents.

Interested parties are invited to make any planning related enquiries via the local planning authority, Cheshire East District Council (0300 123 5014).

Tenure

Freehold with the benefit of vacant possession.

Additional Information

The following additional information is available to assist interested parties with their consideration of the site:

- Arboricultural Survey
- Energy Performance Certificates
- Environmental Information
- Planning History
- Service Information
- Title Information
- Topographical Survey

Method of Sale

Offers are invited for the freehold interest. Interested parties should submit their offer in writing clearly stating any conditions attached to the offer.

Photographs & Plans

Any photographs and plans incorporated within these sales particulars are indicative only and therefore should not be relied upon.

VAT

The Vendor reserves the right to charge VAT on the purchase price.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Further Information

Interested parties should register their interest with Eckersley and thereafter access to a drop box facility will be provided where the additional information referred to above will be available.

Enquiries

On site viewings strictly by appointment. Further enquiries please contact the sole agents, **Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk



Regulated By RICS

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