



FORWARD
Builders' Supplies Limited



FOR SALE (MAY LET)

Oil Sites Road, Ellesmere Port, CH65 4EY

Open storage yards
2.89 hectares (7.13 acres)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a regular shaped development site and benefits from:

- Allocated Employment Site for E(g), B2 & B8 uses
- Suitable for a variety of open storage and industrial uses
- Suitable for Owner Occupier self-build and Developers
- Two access points off Oil Sites Road

Consideration will be given to open storage lettings.

Accommodation

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

	Hectares	Acres
Total	2.89	7.13

Tenure

The property is available freehold.

Price

On application.

Rent Deposit

A rent deposit may be requested dependent on credit checks.

Services

It is understood mains services are accessible from the highway. Purchasers are to make their own enquiries.

Planning

The site is situated within Policy EP2.B allocated for employment uses and EP3 (Stanlow Special Policy Area) of the Local Plan where the development of E(g), B2 & B8 uses are encouraged.

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

All terms will be subject to VAT at the prevailing rate.

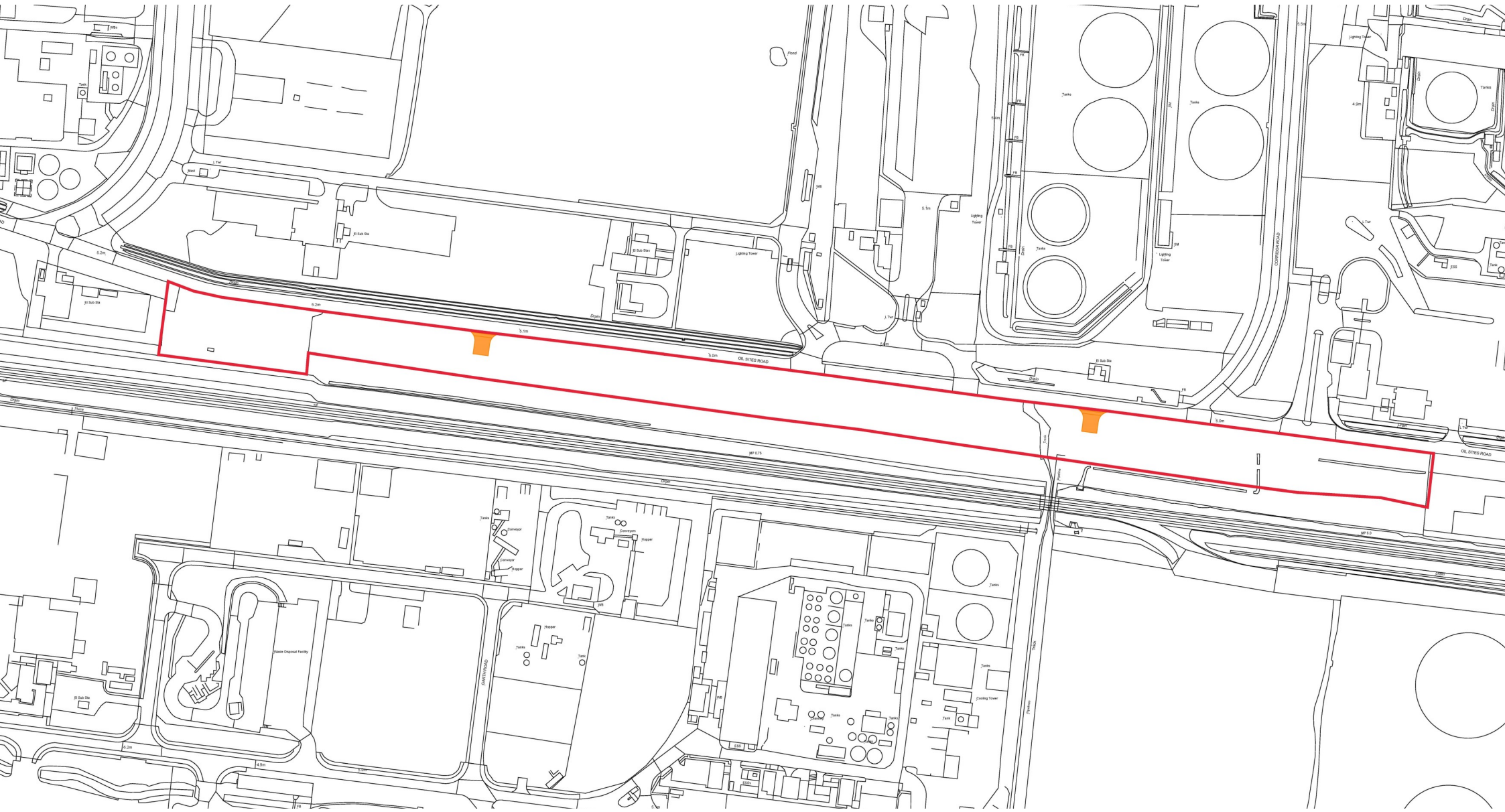
Anti-Money Laundering Regulations

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.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

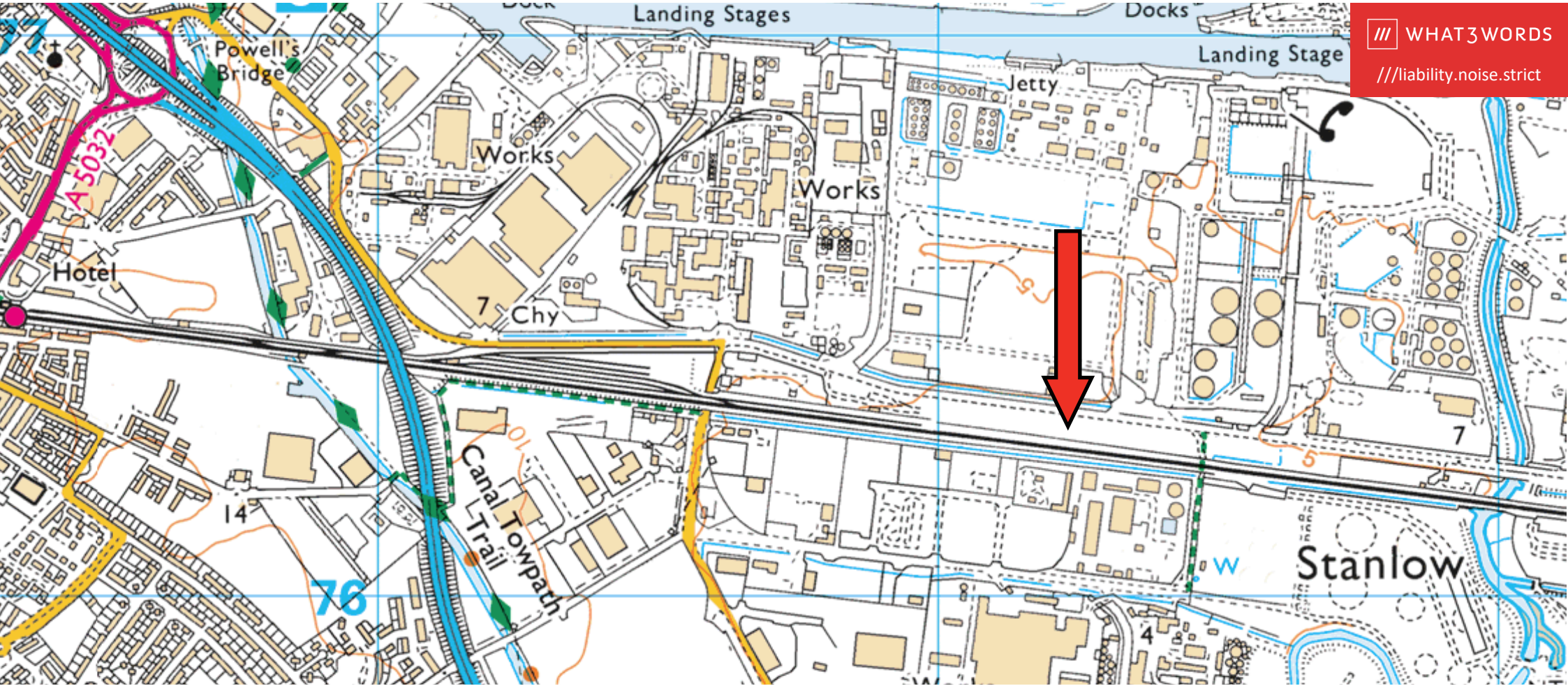




Location

The premises are accessed directly off Oil Sites Road in the heart of the Ellesmere Port industrial area approximately 1 mile between Junctions 9 and 10 of the M53.

The site is approximately 8 miles North of Chester.



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Contact:



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
DATE PREPARED: **September 2024**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



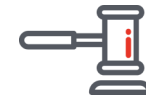
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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