

FREEHOLD DEVELOPMENT SITE

FORMER SERVICE STATION | CHESTER ROAD | KNUTSFORD | WA16 0PP



IMAGE OF SCHEME CURRENTLY AWAITING PLANNING PERMISSION

SUMMARY

- ▶ 0.172 HECTARES (0.43 ACRES)
- ▶ PLANNING FOR APARTHOTEL SUBMITTED
- ▶ ACCESS LINKS TO M6 J19 AND M56
- ▶ CLOSE TO KNUTSFORD TOWN CENTRE
- ▶ CLEARED, LEVEL AND SERVICED PLOT
- ▶ SUITABLE FOR A RANGE OF USES



LOCATION

The site is situated fronting Chester Road (A556), adjacent to the Ibis Hotel, approximately 3.5 miles from Knutsford and 1.4 miles from The Mere Golf Club and Resort.

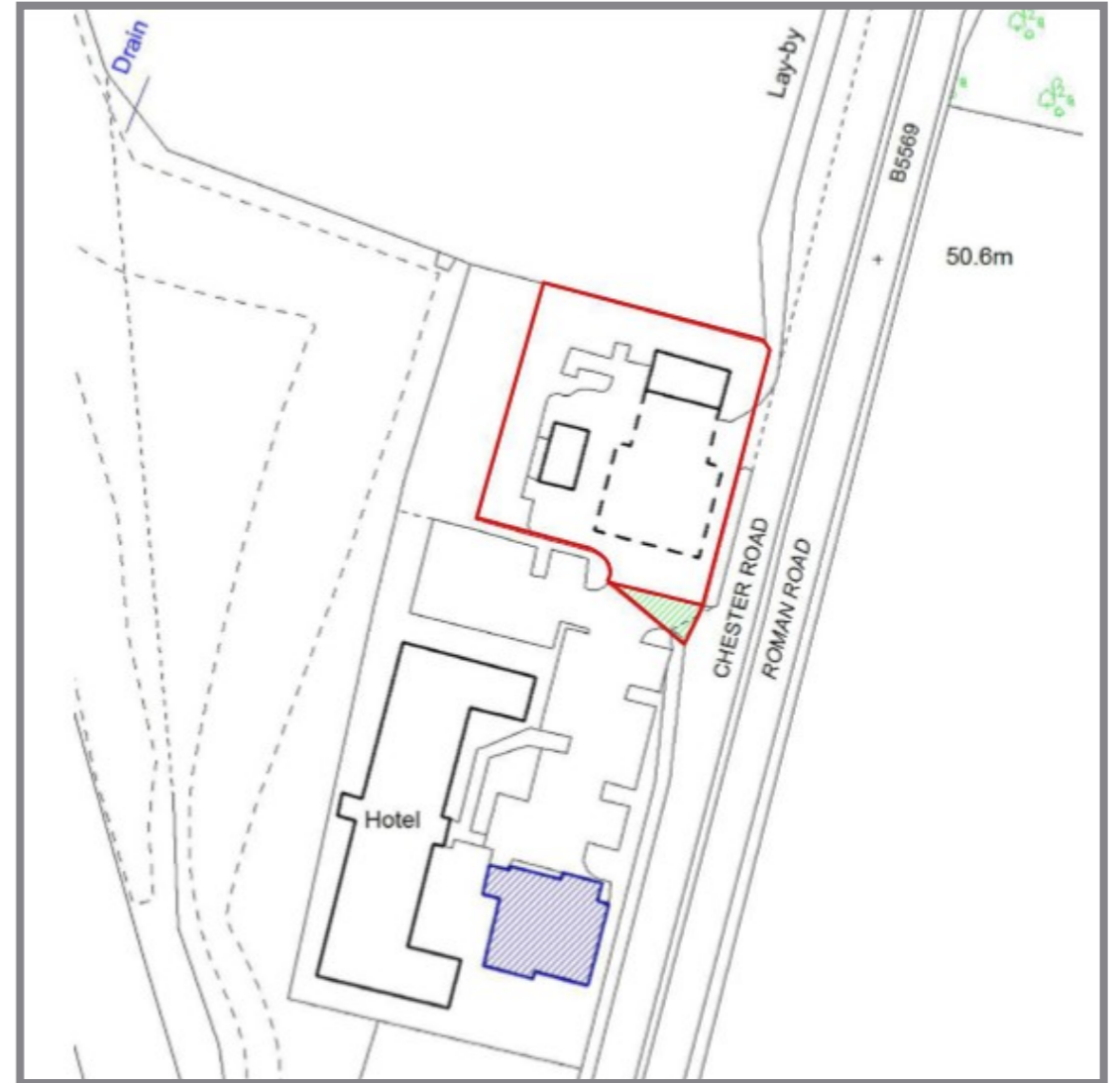
Close to the Junction 19 roundabout of the M6, the site benefits from quick connections to Manchester and the regional motorway network.

Formerly the principal link route between the M56 and the M6 Motorways, Chester Road continues to provide local traffic access to the premises, with alternate motorway access (2 mins drive time) via the Over Tabley junction off the newly opened Mere By-Pass.



DESCRIPTION

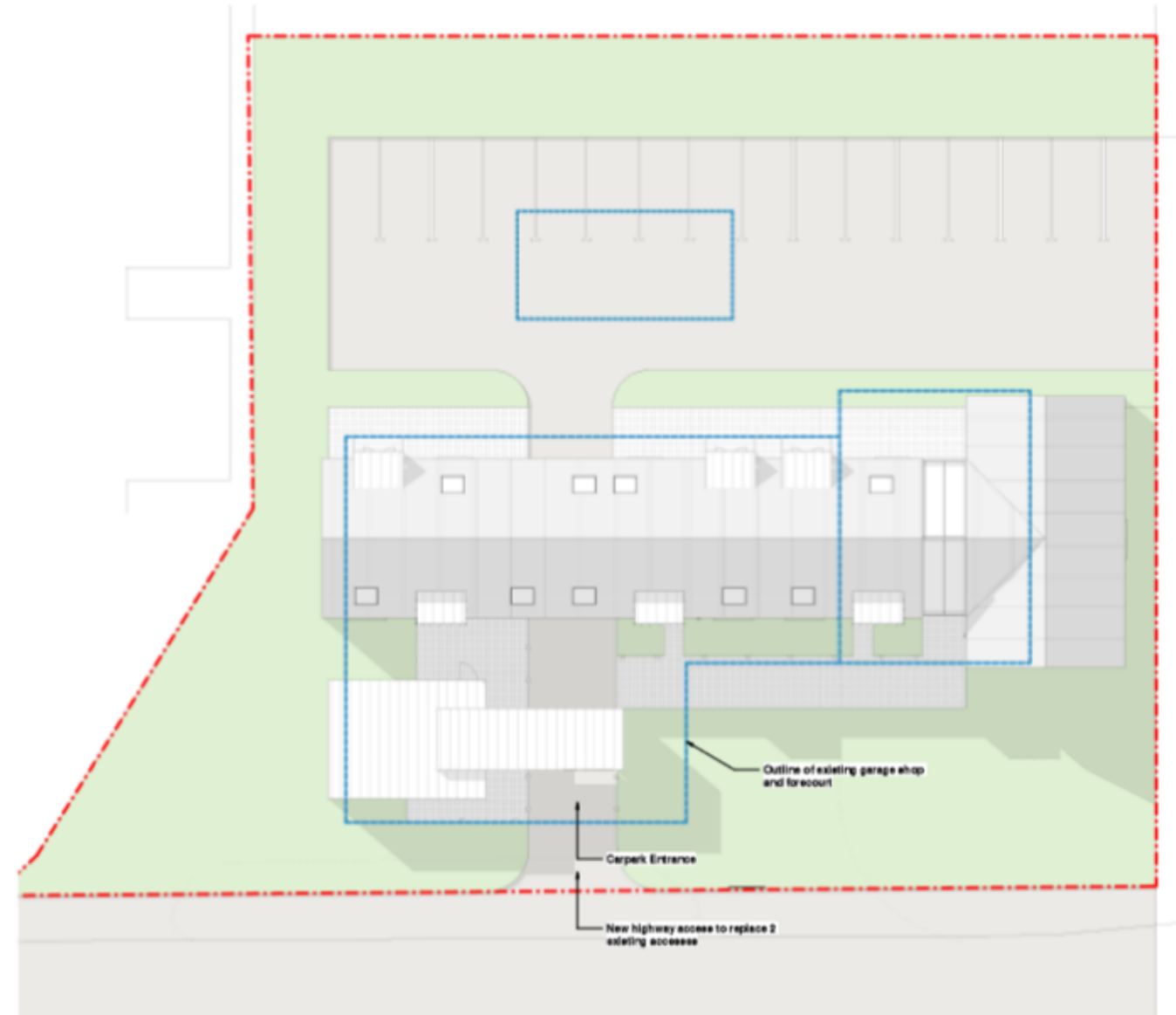
The former Tabley Mere petrol station extends to approx. 0.15 hectares (0.37 acres). The site is level, regular in form and is accessed by a shared right of way with the adjacent Ibis Hotel the Peter Posh Formal Suit Hire Shop. Demolition of the forecourt, removal of the associated fuel infrastructure and making good of the ground to acceptable standards for alternative use development is due to be undertaken.



PLANNING

The site is considered suitable for a range of alternative uses, which may include residential, roadside retail, childcare, food & beverage, leisure, office and fitness.

An Aparthotel scheme consisting of 8 apartments has been submitted for planning (Planning Reference 19/0761 - Cheshire East Planning Department) and permission is expected to be granted imminently.



TERMS



- ▶ TENURE
FREEHOLD INTEREST FOR SALE.
- ▶ PRICE
OFFERS INVITED.
- ▶ VAT
VAT WILL BE PAYABLE ON THE PURCHASE.
- ▶ CONTACT
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