

# 1.71 ACRE DEVELOPMENT SITE

CHESTER CITY CENTRE



PLANNING CONSENT FOR DEVELOPMENT WITH  
**APARTMENTS / TOWNHOUSES**

POTENTIAL FOR ALTERNATIVE USES INCLUDING  
**HOTEL, LEISURE AND MIXED USE, SUBJECT TO  
CONSENTS**





# 1.71 ACRE DEVELOPMENT SITE

## CHESTER CITY CENTRE

### Location / Description

The property is located at the junction of City Road and Station Road about 1/2 mile northeast of Chester City Centre and comprises the site of the former Chester Bus Company, with access off City Road via Crewe Street. It is opposite Chester Rail Station, which provides a 1/2 hourly service to London Euston, travel time 2 hours and close to the recently designated Chester Business Quarter, where a major new office development of circa 500,000 sq ft is proposed on a 3.5 acre site previously owned by Lloyds Bank and where Waitrose are planning a new foodstore.

Other users and occupiers in the immediate vicinity include the Feathers Group 218 bedroom 4\* Queen Hotel and other smaller hotels and guest houses, pubs, bars and restaurants, offices for Lloyds Bank plc and other professional office occupiers, retail and housing.

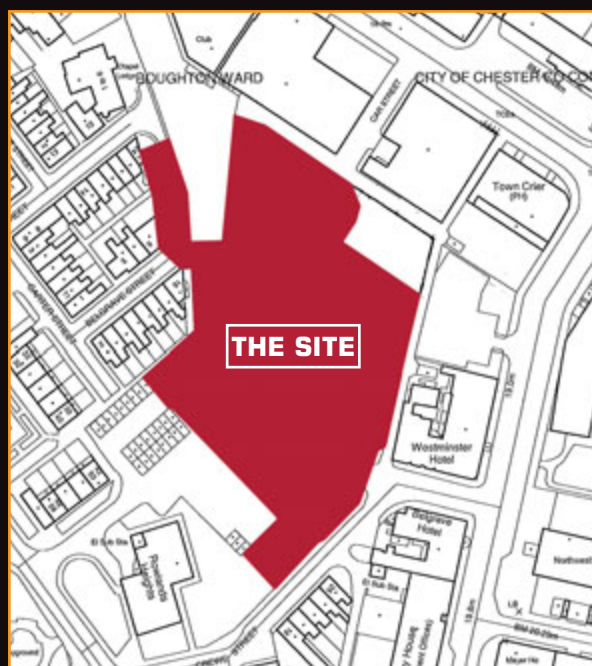
The site has been mainly cleared of buildings, is fenced and secured.

### Planning

Planning consent ref 05/00404/FUL granted 22/03/2010 for residential development comprising 34 AH flats, 91 apartments in 3 x 5/6 storey blocks (60,293 sq ft) and 21 x 3 storey town houses (22,880 sq ft) with basement parking for 148 vehicles. The AH units have already been developed within the former YMCA building fronting Station Road and the remainder of the site comprising the land being offered for sale could therefore be developed with units for 100% private sale.

We understand that family housing or a combination of alternative mixed uses such as hotel, leisure, restaurant, bars or offices could be considered for the site subject to the necessary consents.

All enquiries should be directed to Planning @ CW&C  
Tel: 0300 123 7027.



### Tenure

This is understood to be freehold.

### Terms

Both unconditional and conditional offers are invited for the freehold interest.

### Vat

The sale will attract vat at the rate prevailing.

### Further Information / Viewing

Contact Simon Bolton Tel: 01244 311681  
mob: 07968 160280 e: [simon@boltonbirch.com](mailto:simon@boltonbirch.com)



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