

# FOR SALE

**0.33 acre (0.14 hectare) development site with planning consent for student accommodation with ancilliary office and laundrette with 15 private allocated car parking spaces.**

**Suitable for other types of development subject to the necessary consents.**



**Site fronting Whipcord Lane,  
Chester CH1 4DH**





## Location

The subject site occupies a unique water front location overlooking the picturesque Shropshire Union Canal and Bridge Lock. The site occupies a convenient and easily accessible location on the western side of Whipcord Lane in the North West quadrant of the City of Chester. The site is located circa 0.6 kilometres (0.4 miles) and within easy walking distance of the academic campus of the University of Chester. Local retail and leisure amenities are easily accessible within the bustling student area of Garden Lane within a 5 minute walk. All the prime city centre shops, restaurants, bars and other associated amenities of Chester City Centre are also within easy walking distance within approximately 1 kilometre (0.6 miles) to the south east.

## Description

The subject property comprises a cleared and relatively level development site with planning consent for the development of a purpose built student accommodation residence comprising a total of 36 ensuite study bed spaces arranged in cluster flat configurations of 5 and 6 bedrooms. The accommodation is arranged within two separate blocks both comprising ground and two upper storeys also incorporating ancilliary office accommodation and laundrette at ground floor level of one of the blocks and 15 car parking spaces.

Copies of the planning consent are available on application.

## Accommodation/Area

The site extends in total to approximately 0.33 acres (0.14 hectare).

## Tenure

We are advised that the property is held freehold.

## Price

Offers in excess of £460,000 (four hundred and sixty thousand pounds) exclusive.

## VAT

All figures and prices quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

## Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

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Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

## Subject to contract

