

**TWO MILE HOUSE
WREXHAM ROAD, (A483)
CHESTER, CH4 9LB**

**FOR SALE/
MAY LET**

- Former Farmhouse
- Development Opportunity
- Prominent Location on the A55 – A483 Chester Business Park Junction
- Price On Application
- Approximately 0.388 Hectares (0.958 Acres)
- Further Land Available



- **FOR SALE**
- **FREEHOLD DEVELOPMENT OPPORTUNITY**

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LOCATION

The site lies approximately 2 miles to the south of Chester City Centre accessed off Rough Hill Lane.

The property is located off the A483 (Wrexham Road) immediately south of the A55 Expressway Roundabout (J38) which provide access to Chester Business Park to the north and the A483 to the south. The road continues on to form the M53 leading to the M56 and wider regional and national motorway network.

There is a large-scale residential development, Kings Moat Garden Village approximately 1 mile away, which will comprise 1,450 new homes together with primary school and a commercial scheme being developed by Redrow & Taylor Wimpey.

DESCRIPTION

The site comprises a former dairy farmhouse extending to approximately 0.388 hectares (0.958 acres) between the A55 (T) and Rough Hill Lane.

The house is a Listed and comprises a large brick built two story farmhouse with pitched roofs understood to comprise approximately 421 sq. m (4,528 sq. ft). NB unmeasured.

There is a range of agricultural buildings of traditional brick and slate construction. With an existing single story stable block of rendered concrete construction, with a shallow sloping roof is situate to the north of the farmhouse.

The entire site is 11.5 Acres and can be split up as appropriate.

PLANNING

All enquiries should be directed to Cheshire West & Chester Council Planning Department.

Tel: 0300 123 7027



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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TENURE

Freehold with Vacant Possession
Leasehold Terms to be agreed

VAT

All prices quoted are exclusive but may be liable to Value Added Tax.

SERVICES

All utilities have been disconnected, but the property has previously been served with water and electricity.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.



AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

VIEWING

At all reasonable times by inspection from the public highway. Internal access to the site to be arranged and accompanied.

Strictly by appointment through the sole agents
BA Commercial, Chester 01244 351212.

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SUBJECT TO CONTRACT

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