

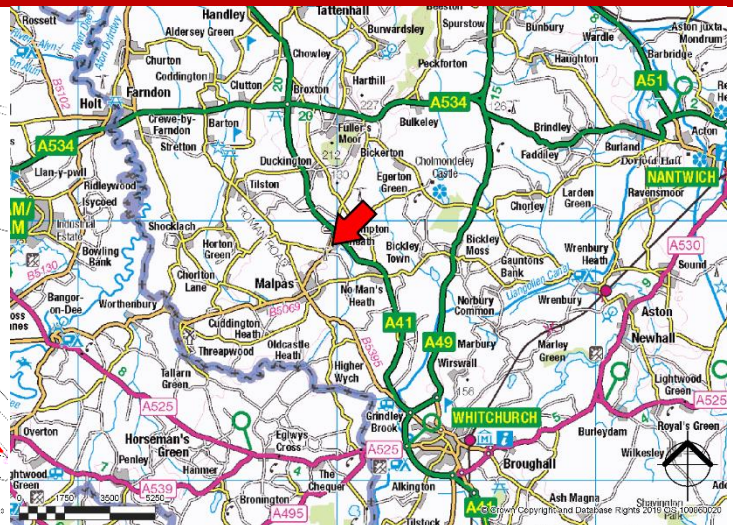
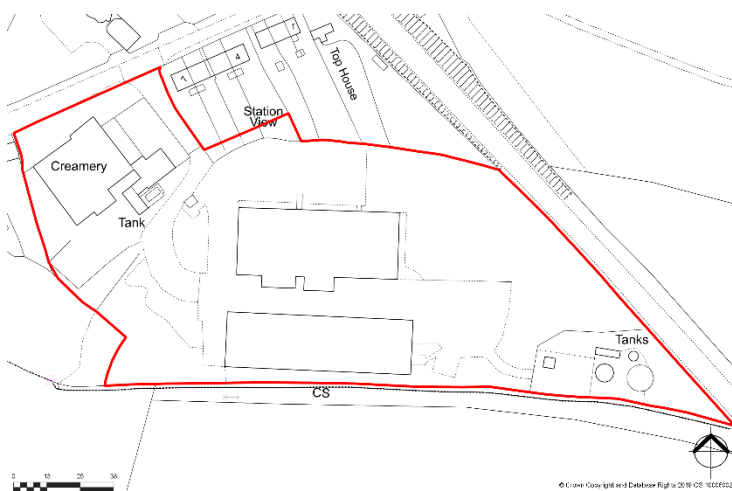
## INDUSTRIAL FACILITY

2.02 Hectares (4.99 Acres)



**ARLA  
HAMPTON HEATH  
MALPAS  
SY14 8JQ**

- EXISTING WAREHOUSE BUILDINGS
- POPULAR VILLAGE LOCATION



## LOCATION

The land occupies a main road position just off Post Office Lane in a mixed-use locality. The site is located just South of Hampton Heath village centre. Chester is 14 miles to the North and Wrexham is 14 miles to the West.

## DESCRIPTION

The site comprises a level site formerly used as a Dairy and Cheese Factory with the warehouse buildings remaining. It is bounded to the North and West by residential dwellings and to the South and East by open farmland. The site measures approximately 2.02 hectares (4.99 Acres). There are 3 warehouses on site, one of which benefits from office accommodation.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse 1	1,098	11,819
Offices to Warehouse 1	305	3,283
Warehouse 2	582.40	6,269
Warehouse 3	1,406.30	15,137

## SERVICES

We understand mains services are available but purchasers should make their own enquiries of the relevant authorities. There is no mains drainage, there is an onsite sewage treatment plant.

## PLANNING

The property has been used for many years as a creamery and then reverted to cheese cutting and packing. The current planning is, therefore, for manufacturing use. Interested parties should make their own detailed enquiries of the local planning authority.

## TERMS

Offers invited for freehold interest.

## TENURE

Freehold

## VAT

This transaction will be subject to VAT to be charged on the purchase price.

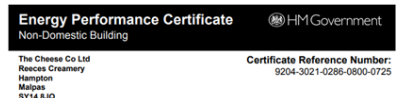
## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

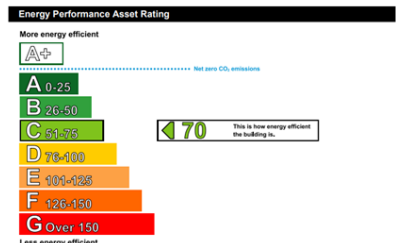
## VIEWING

Access onto the site is strictly by arrangement with Nabarro McAllister & Co Ltd.

## EPC



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



## ENQUIRIES

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## SUBJECT TO CONTRACT

October 2019

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.





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