



Development Land off Lees Lane
Neston, Cheshire

DEVELOPMENT LAND OFF LEES LANE



A rare opportunity to acquire a residential development site in Green Belt



Land West of Lees Lane, Neston,
Cheshire, CH64 7TH



A rare opportunity to acquire a brownfield residential development site on the fringe of the sought-after market town of Neston, Cheshire

- Freehold sale
- 2.46 acres (1 hectare) or thereabouts
- Outline planning permission for up to 14 residential dwellings (4 affordable)
- Sought-after semi-rural setting with excellent access to Chester, Liverpool and Manchester
- Readily accessible site with road frontage
- For sale by informal tender



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DEVELOPMENT LAND OFF LEES LANE



Situation

The site is located in an attractive semi-rural setting on the fringe of the popular villages of Neston and Little Neston, to the south of Liverpool, north of Chester and west of Manchester.

The site is accessed directly off Lees Lane via a splayed tarmac entrance and adjoins open farmland to the west offering tremendous views. The villages of Neston and Little Neston both provide a broad array of amenities and facilities, including a Little Waitrose, Sainsbury's supermarket, restaurants and coffee shops, etc. The historic Roman city of Chester and

Liverpool provide a more comprehensive offering.

On the recreational front the area offers some superb golf courses including Heswall, Bromborough and the Royal Liverpool Golf Club in Hoylake (within 9 miles). Sailing opportunities exist at both West Kirby Sailing Club and Dee Sailing Club. There are numerous local country parks and walking and cycling opportunities including routes along the nearby Wirral Way, to which the site is to be linked by way of a footpath. The area is well served by state schools including Neston Primary and Neston High School. Calday Grange Grammar School (within 7 miles) offers well-regarded education

whilst King's and Queen's Schools in Chester offer excellent independent education.

The site is well-located for commuting to the commercial centres of the Northwest via the M53 leading to Liverpool, the M56 connecting Manchester and the A540, Parkgate Road leading to Chester. The nearest bus stop is less than 300 metres from the site (along the Chester High Road), from which the no.22 is available which provides a service between West Kirby and Chester, every one to two hours on average Monday to Saturday. Hooton station offers a service to Liverpool, within 25 minutes and Neston station offers a service to Wrexham, within 40 minutes. Chester station offers a direct line service to London, Euston within 2 hours.

Description

This is an exceptional and unique opportunity to acquire a 2.26 acre site with outline planning consent to create a development of architecturally strong and inspiring houses with a distinct agricultural design, designed to sit effortlessly within the semi-rural setting.

The indicative plans show an inspirational development with large areas of green space, with an open courtyard feel. The indicative floorspace and building volumes associated with the planning application are 2,490 sq m (11,500 cu m) GEA.

The site comprises a former poultry farm located in the North Cheshire Green Belt, in open countryside. There is a collection of 5 substantial buildings and a mobile office, use class B8 storage, still on the land, totalling approximately 4,465 sq m (48,059 sq ft). There are a handful of dwellings and a residential home in close proximity of the site to the north and east.

The site is flat, enclosed by mature native hedging to four sides and benefits from direct access off the adjoining Lees Lane, via an approved splayed tarmac entrance. The site sits wholly within flood risk zone 1 and there are no footpaths or PROWs intersecting the site. Welsh Water have confirmed that capacity exists within the public sewerage network in order to receive the

Outline planning consent to create inspiring houses with an agricultural design

domestic foul only flows, from the proposed development site (07/10/2022). A sustainable surface water drainage scheme is required.

Planning

Outline planning permission has been granted, with all matters reserved except access, for 14 dwellings on 6 November 2023, under application reference 22/01540/OUT by Cheshire West and Chester Council. Development should commence either before the expiration of three years of the permission (6 November 2026) or before the expiration of two years from the date of the approval of the last of the reserved matters. Four of the dwellings are required to be affordable housing including at least two one-bedroom and two two-bedroom dwellings. Although the application is for outline, with details of layout reserved for future consideration, two indicative layouts were submitted with the application, to demonstrate how the proposal could be accommodated within the site.

The approval requires the construction of two footpaths from the development. A footway adjacent to Lees Lane to the north of the site to connect into the existing footway along the Chester High Road. To the south, an additional footway is obliged adjacent to Lees Lane, to connect into the Wirral Way footpath.

Development of the site is governed by a signed agreement pursuant to the Section 106 of the Town and Country Planning Act 1990. Further details are provided on this within the dataroom. Interested parties are encouraged to familiarise themselves with the specific obligations, which in summary are:

- Biodiversity Net Gain Contribution - £32,620.70 payable to the Council to be spent within the ecological network for the Borough of Cheshire West and Chester.
- Education contribution - £99,407 payable to the Council in accordance with the provisions of the First Schedule and to be used for the Council to facilitate the delivery of education.

- Open Space Contribution - £43,842.20 payable to the Council in accordance with the provisions of paragraph 2 of the First Schedule.
- Monitoring fee - £3,517 towards the Council's cost of monitoring the development over the lifetime of the planning obligations.

Community Infrastructure Levy (CIL)

Cheshire West and Chester operate a Community Infrastructure Levy. This site falls within Zone 1, where the CIL rate is £86.89 per square metre (rate applicable from 01/01/23). It is believed this development will be exempt from CIL, as "lawful use" relief can be claimed where existing buildings are to be replaced with new dwellings. (The existing buildings have been used for in excess of six months in the last three years prior to the grant of planning permission, for their lawful use which is B8 Storage). Parties must undertake their own assessment of the CIL liability or otherwise. Fisher German LLP take no responsibility for this statements which is made in good faith.

Lees Lane Poultry Limited

The purchaser will be acquiring the Limited Company associated with the former poultry business, Lees Lane Poultry Limited, company no. 05220749.

Tenure

The site will be sold freehold with vacant possession on completion.

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Sales Information Pack

A comprehensive pack of planning and technical information is available for download via the online dataroom: www.leeslanesite.co.uk

For log in details please contact Michael Harris at michael.harris@fishergerman.co.uk or 07870 961711.

Method of Sale

Offers are invited on a freehold basis. The site is to be sold by informal tender with purchasers invited to submit offers in writing or by email utilising the Fisher German template provided, in accordance with the timescale set out.

Local Authority

Cheshire West and Chester Council. Telephone: 0300 123 8123.

Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

Strictly by appointment through Fisher German LLP.

Telephone: 01244 409660

Email: chesteragency@fishergerman.co.uk

Directions

Postcode – CH64 7TH

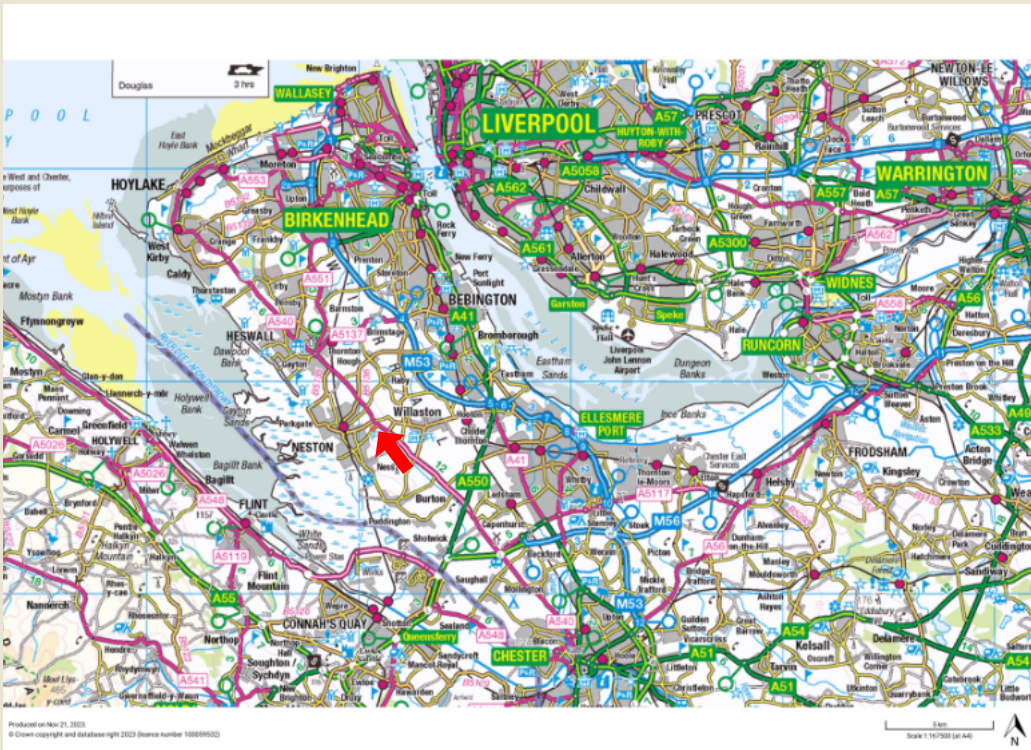
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Leave Chester in a north westerly direction along the A540, Parkgate Road. Continue across the bypass road and directly across the "Two Mills Crossroads". Continue onto the Chester High Road passing Gordale Garden Centre on your left, taking the fourth left turn onto Lees Lane where the site will be seen on your right-hand side after approximately 100 metres.

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On the fringe of the sought-after market town of Neston, Cheshire



	Approximate Travel Distances
	Locations - Neston – 1 mile - Chester – 9 miles - Liverpool – 11 miles - Manchester – 42 miles
	Nearest Stations - Neston – 1.1 miles - Hooton – 3 miles
	Nearest Airports - Liverpool John Lennon – 28 miles - Manchester – 40 miles

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated December 2023. Photographs dated November 2023.



Informal Tender Form**Development Land Off Lees Lane, Lees Lane, Neston, Cheshire, CH64 7TH**To be submitted by: **Monday 5th February 2024, 12 noon****Please read the terms and conditions shown on this form**

Name _____

Current Address (incl. postcode) _____

Work Tel No: _____

Mobile: _____

E-mail: _____

Offer in the sum of £ _____ (figures)

_____ (words)

1. Please confirm your current position:

- If you are selling your current property, please confirm whether an offer has been accepted. If this is the case, please also provide the details of your estate agent so that we can confirm your position.

2. Please confirm whether your offer is subject to any surveys or conditions:

3. Please confirm how the purchase is to be financed:

- If your offer is subject to a mortgage, please provide us with a copy of your agreement in principle together with your proof of remaining capital. Please also provide us with details of your level of borrowing against a cash deposit.
- If your offer is not subject to any additional financing, please provide us with full proof of funds. This can be a bank statement or written confirmation from your bank/financial advisor confirming that full funds are available.
- Your offer will not be considered without providing evidence of your funding arrangements.

4. Please indicate your proposed timescale for exchange of contracts and completion:

5. Please confirm the name, address, and contact details for your solicitors:

Name: _____

Address: _____

Tel No: _____

Email: _____

Conditions of Tender

- 1 All offers should be based on the attached particulars for Development Land Off Lees Lane, Lees Lane, Neston, Cheshire, CH64 7TH
- 2 The offer should be emailed to **michael.harris@fishergerman.co.uk**
- 3 All offers must be made on behalf of a named purchaser/company with full address provided.
- 4 All offers should be in pounds sterling, and it is recommended that offers are made for an uneven sum to avoid identical bids.
- 5 All offers must be for a fixed sum and no escalating bids will be considered or any offers which are made calculable by reference to another offer.
- 6 All offers received will be submitted to the vendor as soon as possible and you will be notified of our client's instructions at the earliest opportunity.
- 7 Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest or any offer.

I/We confirm that the offer set out herein is submitted subject to the foregoing conditions.

Signed **Dated.....**