

Plot 17b Cheshire Green Industrial Park

Nantwich Road, Wardle, Nantwich, CW5 6HT

Freehold
Development Plot

1.03 acres (0.41 hectares)



For Sale | OIRO £450,000 per acre

Location

Nestled in the heart of the Cheshire countryside, Cheshire Green Industrial Park offers a prime location for businesses seeking outstanding connectivity and room to grow. Situated just off the A51 near Nantwich, the park provides seamless access to the M6 motorway, North Wales, and key regional hubs including Crewe, Chester, and Manchester.

Whether you're in logistics, manufacturing, or distribution, Cheshire Green is designed to support your ambitions. With outline planning consent for over 1.35 million sq ft of industrial and warehouse space, the park is already home to leading businesses such as Boughey Distribution, NWF Group, and Fabulosa.

Address: Cheshire Green Industrial Park, Nantwich Road, Wardle, Nantwich, CW5 6HT

What3words: [///presides.rainwater.spindles](https://what3words.com///presides.rainwater.spindles)

Locations

Nantwich: 5 miles

Crewe: 8 miles

Chester: 15 miles

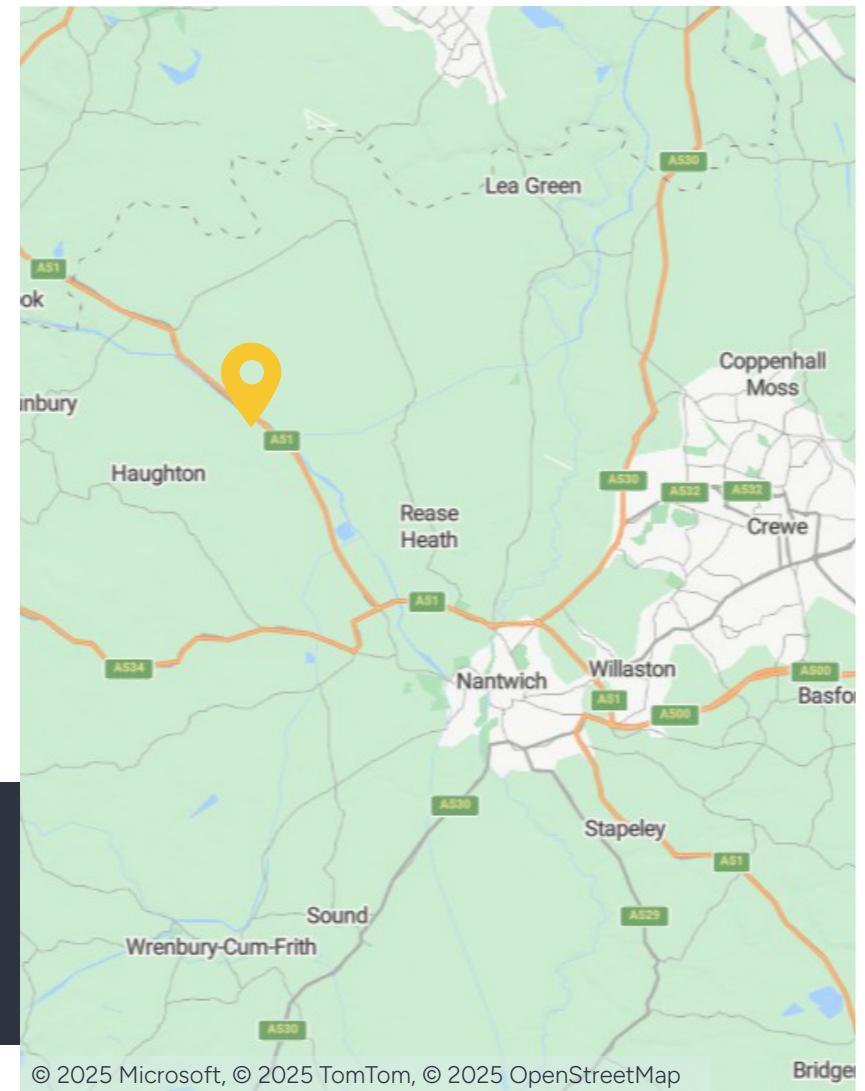
Nearest station

Nantwich Railway Station: 6.5 miles

Nearest airport

Liverpool John Lennon: 28 miles

Manchester: 29 miles



Further information

Description

The plot is effectively flat and regular in shape. Estate service roads are in place to the plot.

Planning

The Estate has an employment allocation for industrial and warehousing.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of: 1.03 acres (0.41 hectares).



Asking Price

Offers in the region of £450,000 per acre.

Tenure / Terms

The property is available to purchase on an effective freehold basis (999 year Lease at a peppercorn rent).

Legal Costs

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

Services

The services available on site are electricity, water, drainage and telecoms.

The Plot will be allocated a specific power provision based upon a reasonable 3 phase kVA suitable for a plot sale of this size. The buyer will contribute to the cost of the allocation.

Service Charge

An Estate Service Charge will be payable for the maintenance and up keep of the common areas.

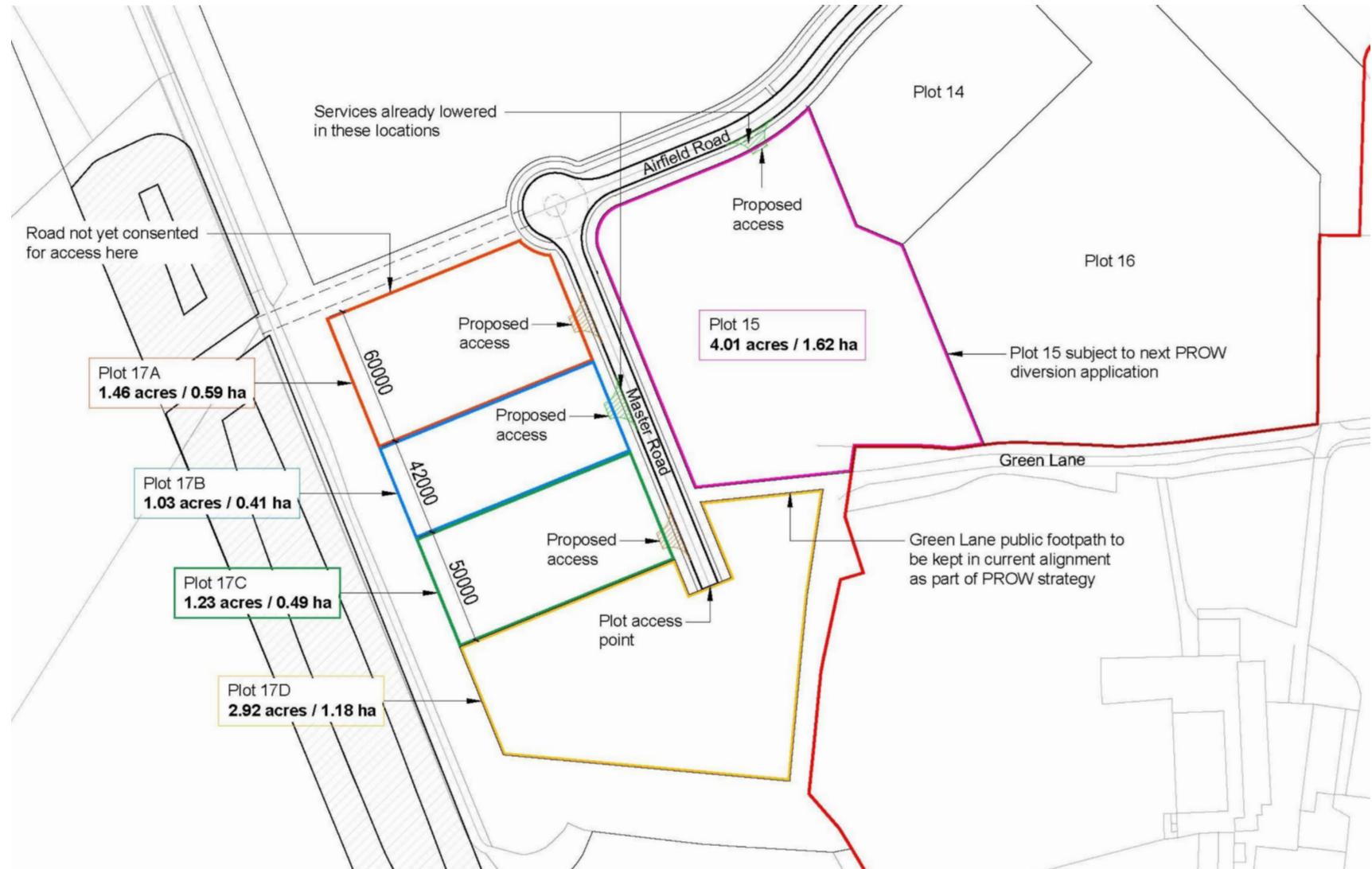
Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Site Plan





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated June 2025.



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