

Land at Second Avenue

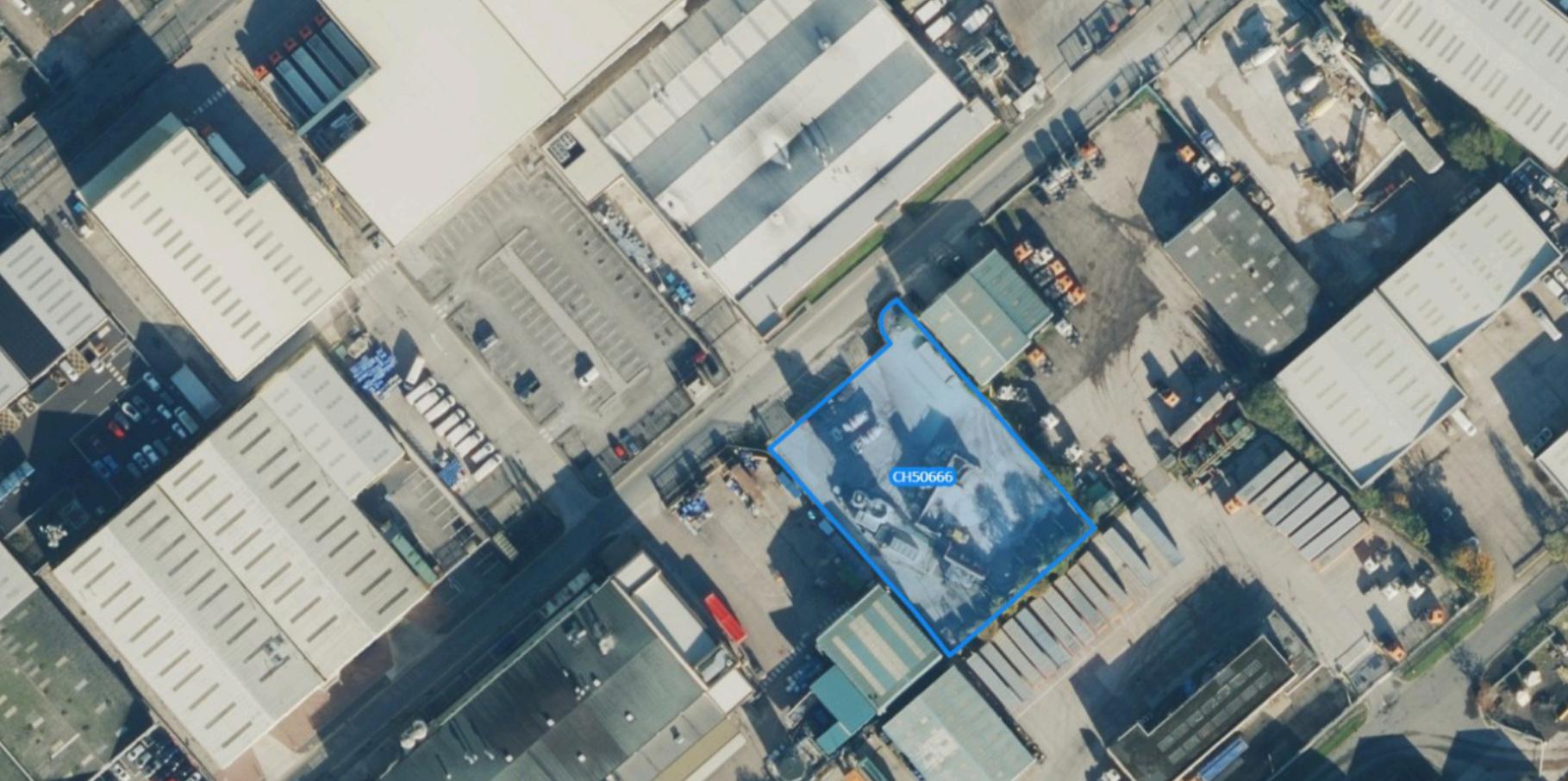
Freehold
Open Storage Land

Weston Road, Crewe, CW1 6BZ

0.53 Acres (0.21 hectares)



For Sale



Amenities



Title CH50666



0.53 Acres



OIEO
£400,000

Land at Second Avenue, Crewe

Description

The site comprises a Ready Mix concrete batching plant on a rectangular plot surfaced in concrete and securely fenced with two access gates. There are 4 demarcated parking spaces immediately to the front of the property but are not held within the title.

Location

The property is situated on Second Avenue within the well-established Crewe Gates Industrial Estate, accessed via the A534 (Weston Road) and within easy reach of Junction 16 of the M6 motorway.

Crewe Town Centre and its railway station are only a short drive away, offering frequent services to Manchester, Birmingham and beyond.

Further information

Guide Price

Offers in excess of £400,000.

Tenure

Freehold with vacant possession.

We understand the Property is registered at Land Registry under title number CH50666

Business Rates

The property is assessed for Business Rates at a rateable value of £35,000. The current rates liability (2023/2024) is £17,465 per annum. Subject to verification with the local rating authority.

Services

Mains water, drainage, and electricity are understood to be connected but none of these services have been checked or tested by Fisher German.

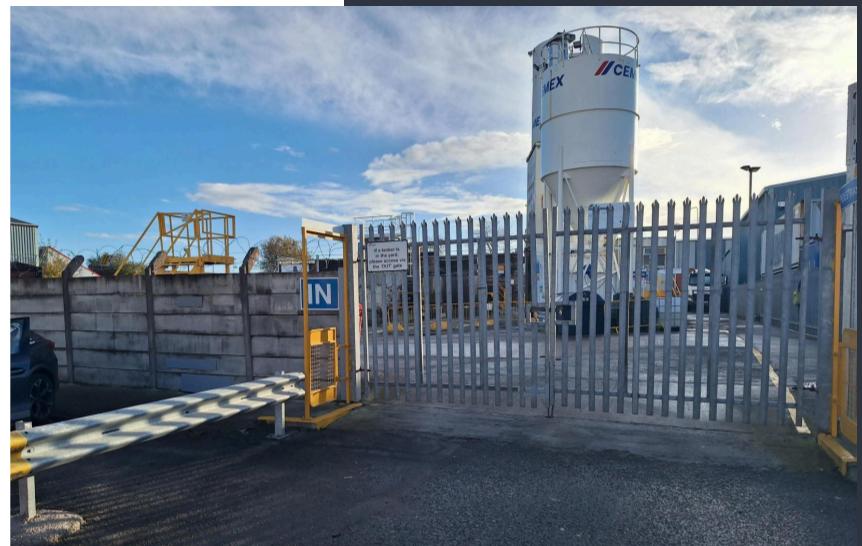
Plant / Fixtures

The site is sold with the current plant and machinery in situ although this can be cleared ahead of a sale if required.

Permitted Use

The property was last used by the owner as a Concrete Batching Plant, hard standing for access manoeuvring and car parking.

The current use falls within Use Class B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).



Further information

Overage

The property is subject to an overage clause, whereby 50% of any increase in the value of the property from the grant implementation of planning permission for residential development over and above the existing use of the property. This would include any development which occurs under Permitted Development Rights. The term of this clause would be 50 years from the date of completion.

Sale Overage

The sale will be subject to a 12 month disposal restriction whereby the purchaser covenants with the seller not to make any disposal save for permitted disposals at any time during the Restricted Period without first procuring that the person to whom the disposal is being made has executed a Deed of Covenant.

Restricted Period: means the period of 1 (one) year starting on the date of this transfer and ending at midnight on the day immediately preceding the first anniversary of the date of this transfer.

Legal Costs

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

Services

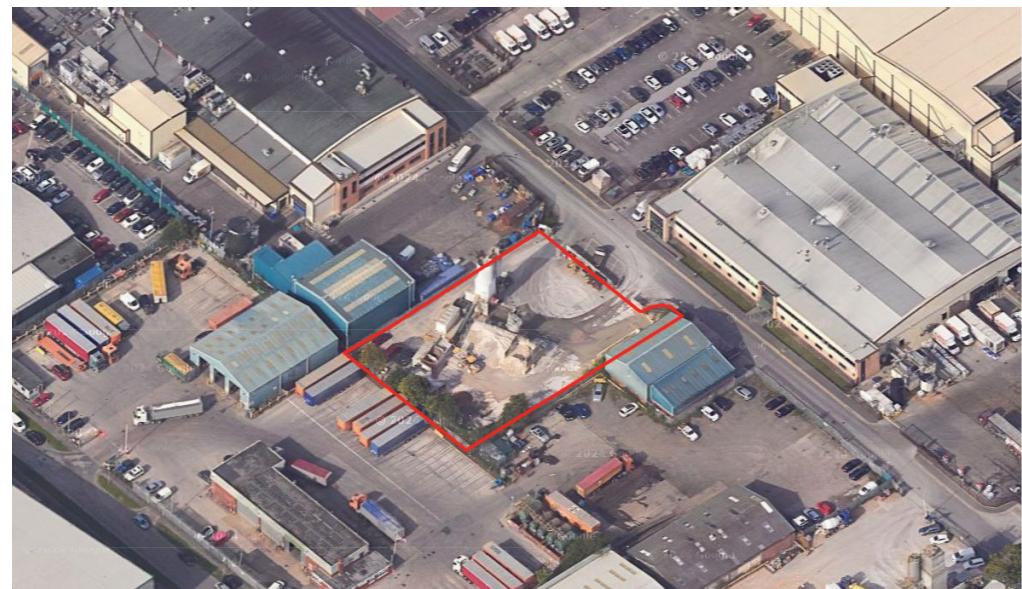
We confirm we have not tested any of the service installations and any purchaser must satisfy themselves as to the state and condition of such items.

Anti Money Laundering

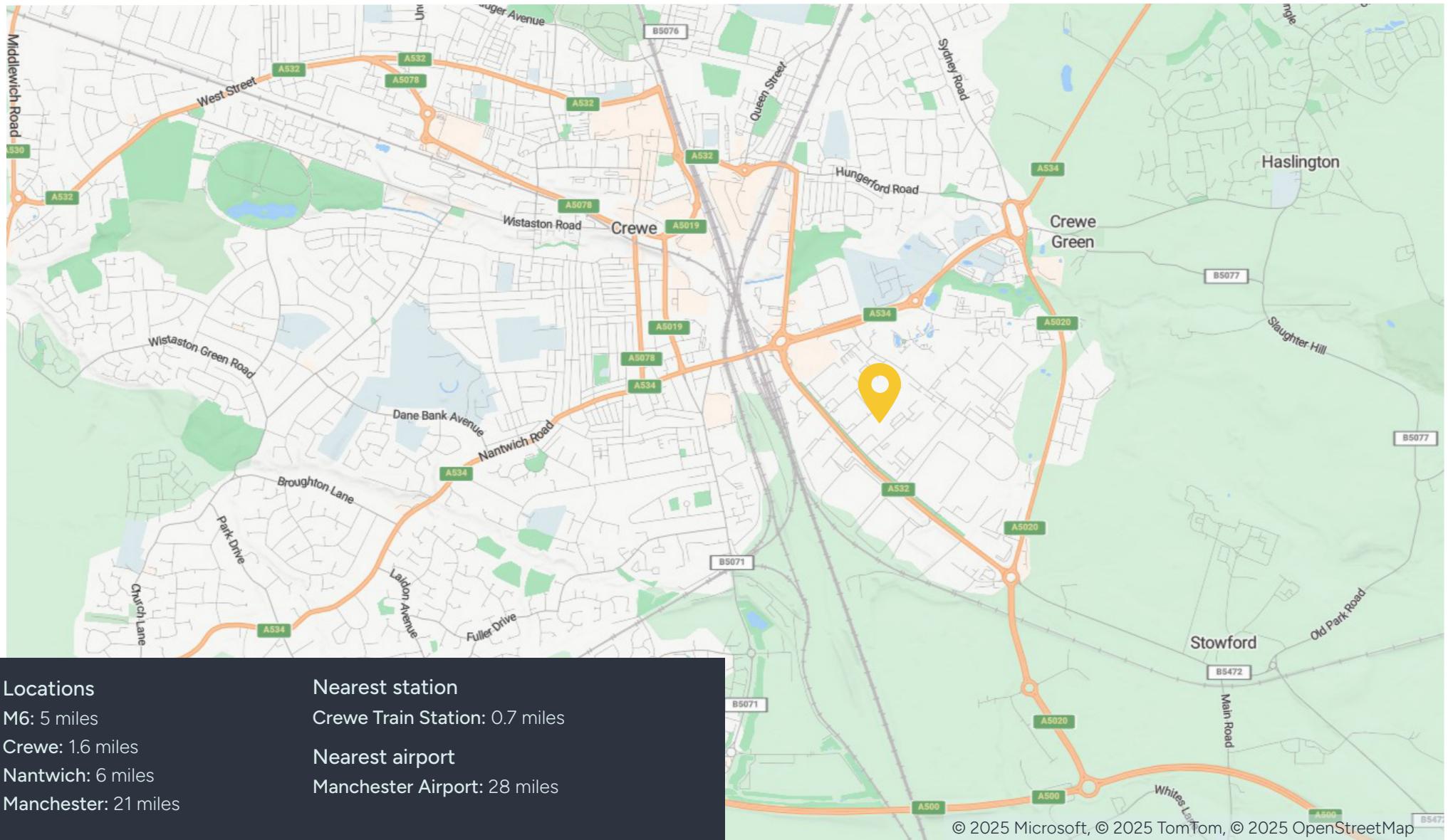
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The vendor has not opted to tax under Value Added Tax.



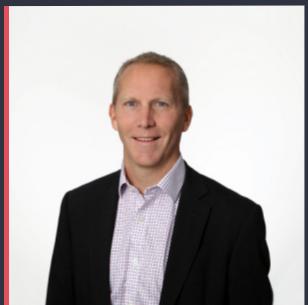
Location Map



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated January 2026. Photographs dated January 2026.