



Allens Yard

Hancock Road, Congleton, CW12 2AN

FOR SALE - Industrial / Storage / Development Land

0.90 Acres
(0.36 Hectares)

- Site Area Approx. 0.9 ACRES
- Development Opportunity
- Existing Buildings
- Large Yard
- Secure Palisade Fencing

Allens Yard, Hancock Road, Congleton, CW12 2AN

Summary

Available Size	0.90 Acres
Price	£700,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a predominantly open yard site extending to approximately 0.9 acres (39,204 sq ft), together with three existing buildings providing a total built area of approximately 4,635 sq ft. The accommodation includes two industrial buildings extending to approximately 2,088 sq ft and 1,685 sq ft respectively, together with a separate two-storey building currently arranged to provide office/residential style accommodation extending to approximately 852 sq ft overall.

The site benefits from substantial open storage and circulation space and would suit a variety of uses including but not limited to open storage, haulage and transport.

There may also be potential for redevelopment of the site. With planning permission previously granted for the construction of a new unit to the front of the site under application reference 19/4967C.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Site	39,204	3,642.17	Available
Unit - Building 1	2,088	193.98	Available
Unit - Building 2	1,685	156.54	Available
Unit - Building 3	852	79.15	Available
Total	43,829	4,071.84	

Location

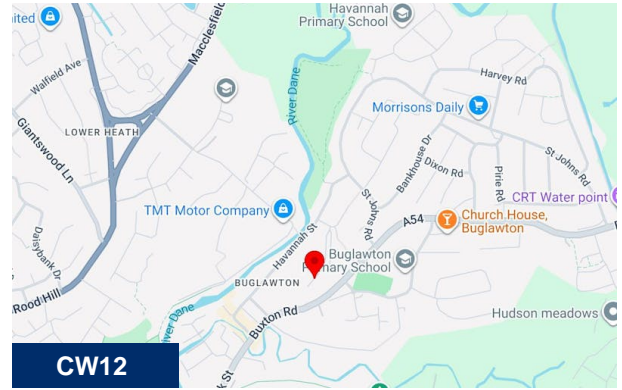
The property is situated on Hancock Road within an established commercial location to the west of Congleton town centre. The site benefits from excellent connectivity to the wider road network, with the A54 and A34 located nearby, providing direct access towards the M6 motorway at Junctions 17 and 18. The location is well positioned for regional and national distribution, with convenient links to Manchester, Stoke-on-Trent, Macclesfield and the wider North West and Midlands motorway network. Manchester Airport is also accessible within approximately 30 miles. Congleton railway station is located nearby, providing regular rail services towards Manchester and Stoke-on-Trent.

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of Freehold Disposal.



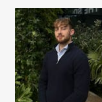
Viewing & Further Information



Anthony Howcroft

01625 262222

ahowcroft@hallams.com



Ed Hobson

07775 871157

ehobson@hallams.com



