

# Property Details

**FOR SALE FREEHOLD (due to planned relocation)**

**Whole or in parts**

**PEPPER STREET, CHESTER CH3 7AB**



**Ashley  
Smith**



- **D1 existing use consent**
- **Of interest to: Schools, Places of Worship, Education/Training Centres, Clinics/Health Centres, Crèches, Day Nurseries, Museums/Exhibition Halls**
- **50,000 sq ft (4,645 m<sup>2</sup>) existing buildings**
- **12.7 acres (5.14 ha) site area including large car park and open space**
- **2 miles east of City Centre in attractive semi-rural area of Christleton village**
- **Good regional transport connections**

Ashley Smith Chartered Surveyors

Oakmere, Belmont Business Park, Durham DH1 1TW

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**0191 384 2733**

**LOCATION**

The property is situated approximately 2 miles east of Chester City Centre in the attractive area of Christleton Village. Accessed from Chester ring road onto the A41 Whitchurch Road onto Pepper Street.

A Site plan, Street Plan and Regional Location Plan are attached for reference purposes.

**DESCRIPTION**

The premises are offered for sale to purchasers with one or more of the following uses:

Use Class	Use
D1 Non-residential Institutions	Clinics, health centres, creches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts

We attach a Building Schedule with the approximate floor areas and existing footprints and site plan with the buildings identified for reference purposes.

It can be noted from the Site Plan that there is a large car park area to the north of the building, an attractive walled garden area to the east which was previously the garden for the Estate and playing fields to the west. The property has 2 access roads off Pepper Street, both used for private and commercial vehicles.

The buildings are currently in use for educational purposes and include teaching rooms, lecture rooms, library/learning resource centre, offices and ancillary facilities including WCs, breakout areas, staff rooms etc., but other D1 uses are permitted.

**ACCOMMODATION**

Please note the Building Schedule attached together with Site Plan identifying the individual buildings. The main building is a Grade II Listed Hall and other buildings are varying type and construction.

**SERVICES**

Mains, gas, electricity, water and drainage (foul and surface water) serve the property. The buildings have a mixture of gas fired central heating to panel radiators and air-conditioning systems.

One of the buildings is Christleton Hall, a Grade II Listed Building and presents an attractive frontage on entering the site.

There are a number of trees with tree preservation orders.

The car park is tarmacadam surfaced.

**RATING ASSESSMENT**

The premises are currently described as school and premises with a rateable value of £160,000 giving rates payable of approximately £78,880, before discretionary or transitional relief if applicable.

Interested parties should satisfy themselves as to the level of non-domestic rates payable. For some uses there may be qualifying relief such as charitable relief and therefore different uses may have differing rates liabilities. We recommend prospective purchasers seek their own independent advice with regard to potential rates liability arising out of their particular use of the premises.

**PLANNING PERMISSION**

The property currently has planning permission for uses defined within Class D1 of the Use Classes Order in England and such uses are highlighted above.

Our Client is seeking offers on an unconditional basis.

Offers subject to Planning Permission for alteration or extension of the existing buildings for the purchasers intended purposes, within use Class D1, will be considered.

Interested parties should satisfy themselves as to the planning status of the property and any potential for extension or alteration to the existing buildings, prior to entering into a contract of sale.

**TENURE**

The property will be sold freehold with vacant possession, subject to completion of the planned relocation by University of Law. For further information with regard to relocation please contact Stephen Smith of Ashley Smith Chartered Surveyors, the agent for the Vendor.

**PURCHASE PRICE**

Offers for the freehold interest with vacant possession are invited. Available as a whole or in parts.

**COSTS**

Each party to bear their on legal, surveyors and other professional costs arising out of the negotiations and transaction.

**VIEWING**

Strictly by appointment with the sole selling agents:  
Stephen Smith  
Ashley Smith Chartered Surveyors,  
Oakmere, Belmont Business Park, Durham DH1 1TW

Tel: 0191 384 2733 / [Info@ashleysmith.co.uk](mailto:Info@ashleysmith.co.uk)

**PLEASE READ THE FOLLOWING  
SUBJECT TO CONTRACT**

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

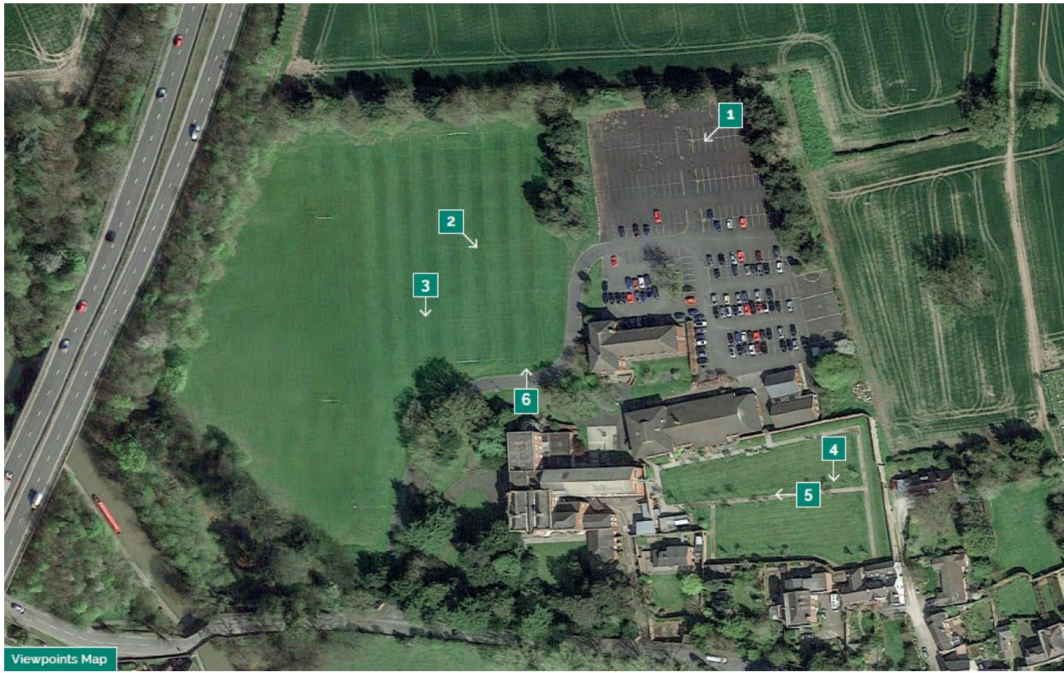
Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

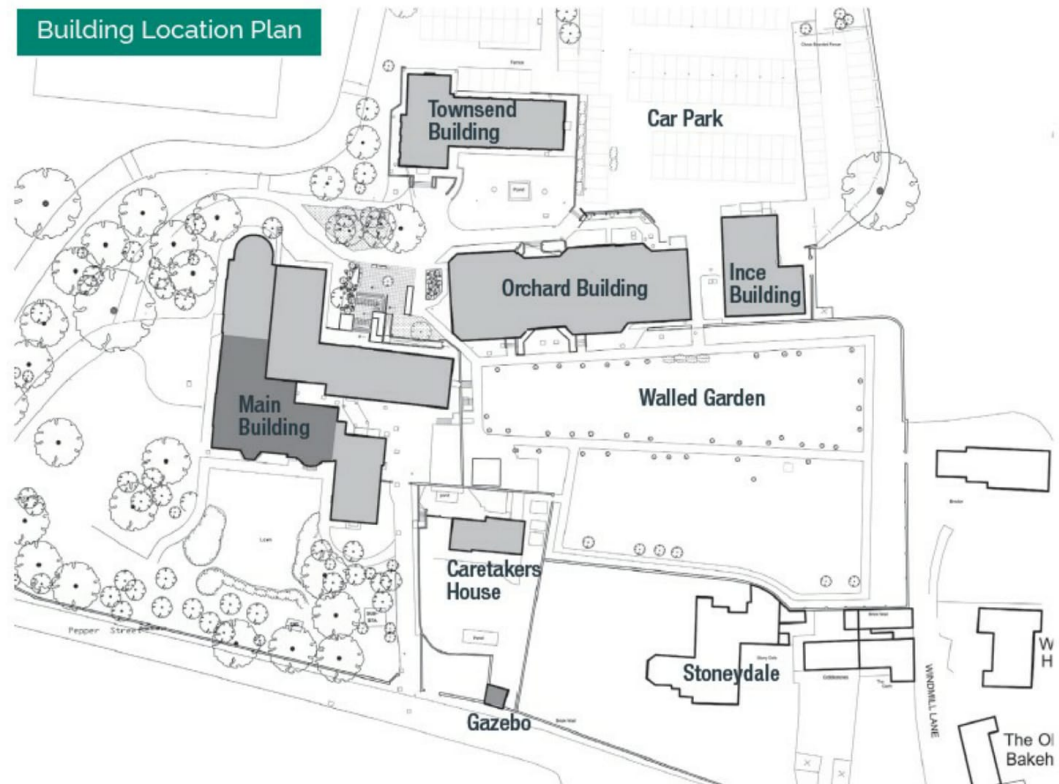
The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.









Building	Level	Approximate Area	Existing Footprint
Orchard Building	Ground Floor	796m <sup>2</sup>	796m <sup>2</sup>
	First Floor	260m <sup>2</sup>	
Townsend Building	Ground Floor	409m <sup>2</sup>	409m <sup>2</sup>
	First Floor	409m <sup>2</sup>	
Ince Building	Ground Floor	285m <sup>2</sup>	285m <sup>2</sup>
Caretakers House (Drawing not supplied)	Ground Floor	96m <sup>2</sup>	
	First Floor	96m <sup>2</sup>	96m <sup>2</sup>
Christeton Hall (Main Building)	Ground Floor	1,048m <sup>2</sup>	1,048m <sup>2</sup>
	First Floor	707m <sup>2</sup>	
	Second Floor	605m <sup>2</sup>	
Total		4,711m <sup>2</sup> (50,709ft <sup>2</sup> )	2,634m <sup>2</sup> (28,352ft <sup>2</sup> )

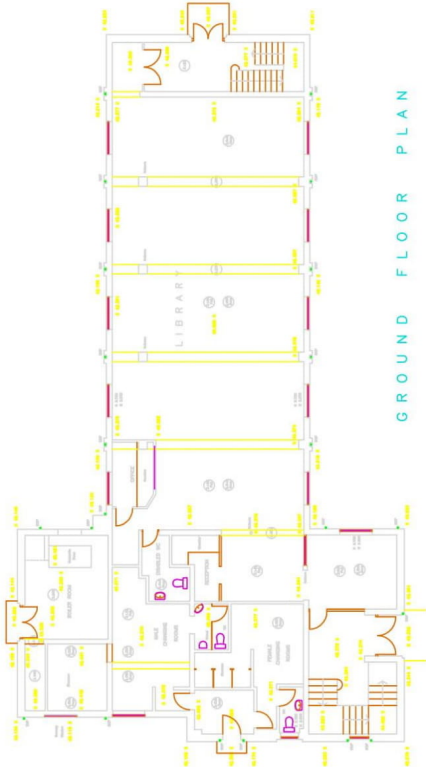


The University of Law, Chester



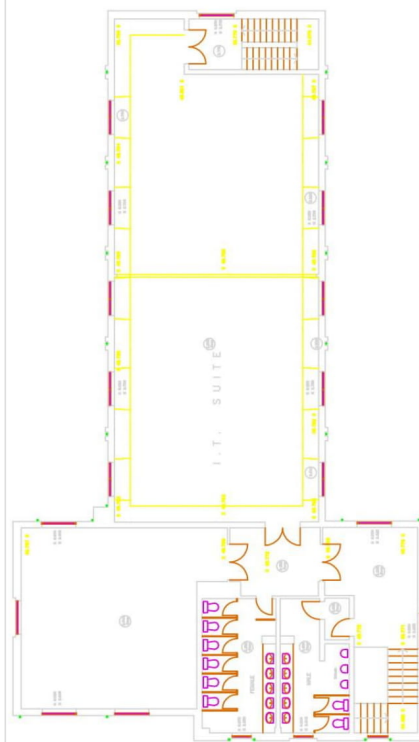
Not to scale. For illustrative purposes only.

Townsend (Ground Floor)



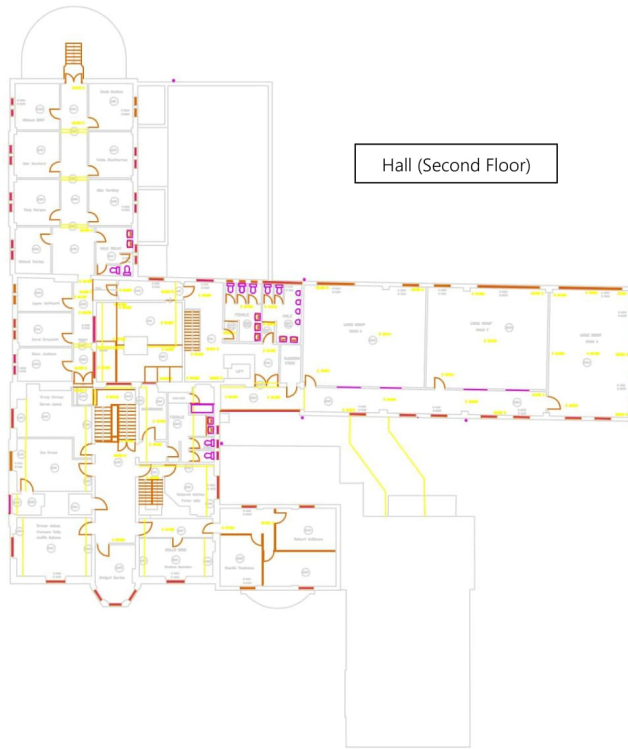
GROUND FLOOR PLAN

Townsend (First Floor)



FIRST FLOOR PLAN

Hall (Second Floor)



### FIRST FLOOR PLAN

Not to scale. For illustrative purposes.



Ince



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Not to scale. For illustrative purposes

