

REDEVELOPMENT OPPORTUNITY

Land and buildings on the west side of Winnington Avenue, Northwich, CW8 4EE

savills

KEY CONSIDERATIONS

- Outline planning permission for demolition of existing buildings and construction of 33 residential dwellings.
- Gross site area of approximately 1.73 acres (0.70 ha).
- Situated within an established residential area.

LOCATION

The site is located off Winnington Avenue, within Winnington; a residential suburb of the town of Northwich. The centre of Northwich is approximately 1.3 miles east of the site, while further afield are Manchester, Liverpool and Chester situated approximately 28 miles, 27 miles and 18 miles away respectively.

The site is well connected with a number of public transport options available in the local vicinity. Greenbank train station is located approximately 1 mile south of the site and offers frequent direct services to Chester, as well as Manchester Picadilly. The site is also easily accessible by road and benefits from good connectivity to the local motorway network. Junction 18 of the M6 motorway is located around 9 miles south east, while Junction 10 of the M56 motorway is situated approximately 6 miles north.

The local area retains a number of schools which have been highly rated by Ofsted. Within a three mile radius of the site are 10 schools rated as 'outstanding', including Hartford Primary, The County High School and Sir John Deane's College.



DESCRIPTION

The site currently comprises a number of single storey brickwork buildings, which have been used for light industrial purposes, which face into a shared yard. The topography of the site is fairly flat and includes an area of grassed land, which fronts Winnington Avenue on its eastern boundary. The overall area of the yard, buildings and grassed land extends to approximately 1.73 acres (0.70 ha).

Most recently, the buildings on site were let to a joinery business, as well as a car mechanic's workshop. However, the tenancy agreements have now all been terminated and the site will be sold with vacant possession.

Due to some existing buildings being positioned across both the Vendor's ownership, as well as a neighbouring landowner's ownership, the purchaser of the site will be required to ensure any walls across the ownership line are satisfactorily reinstated.

PLANNING

The site retains outline planning permission for the demolition of existing buildings and the erection of 33 residential dwellings, under planning ref. 19/01618/OUT. A full pack of planning information will be made available for parties to view, within a secure data room.

TENURE

The site is held on a freehold basis.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

TECHNICAL INFORMATION

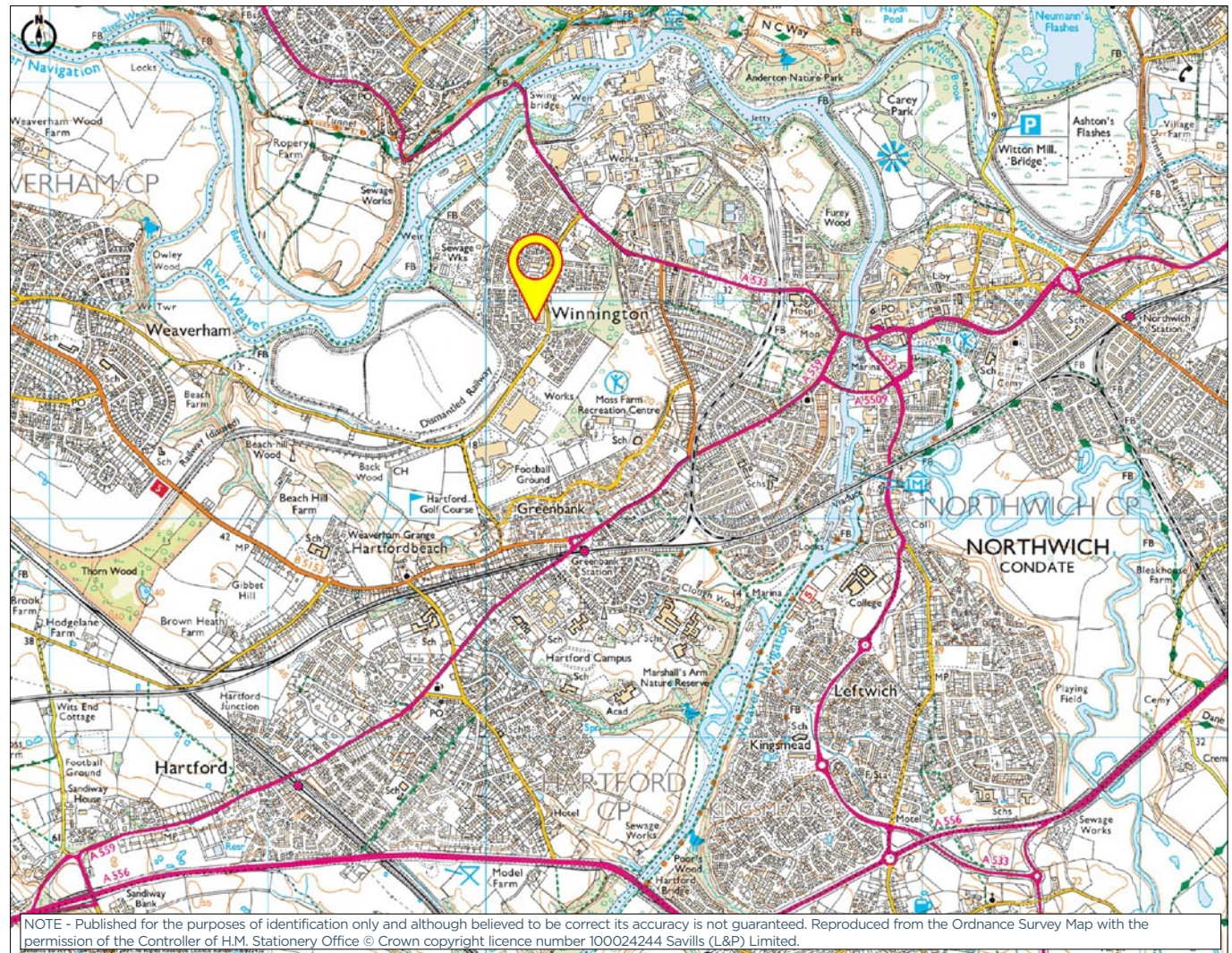
Technical information will be made available to interested parties through a secure data room. Expressions of interest are invited, with access to the data room granted to approved parties in due course. Please register your interest to Joanne.young@savills.com.

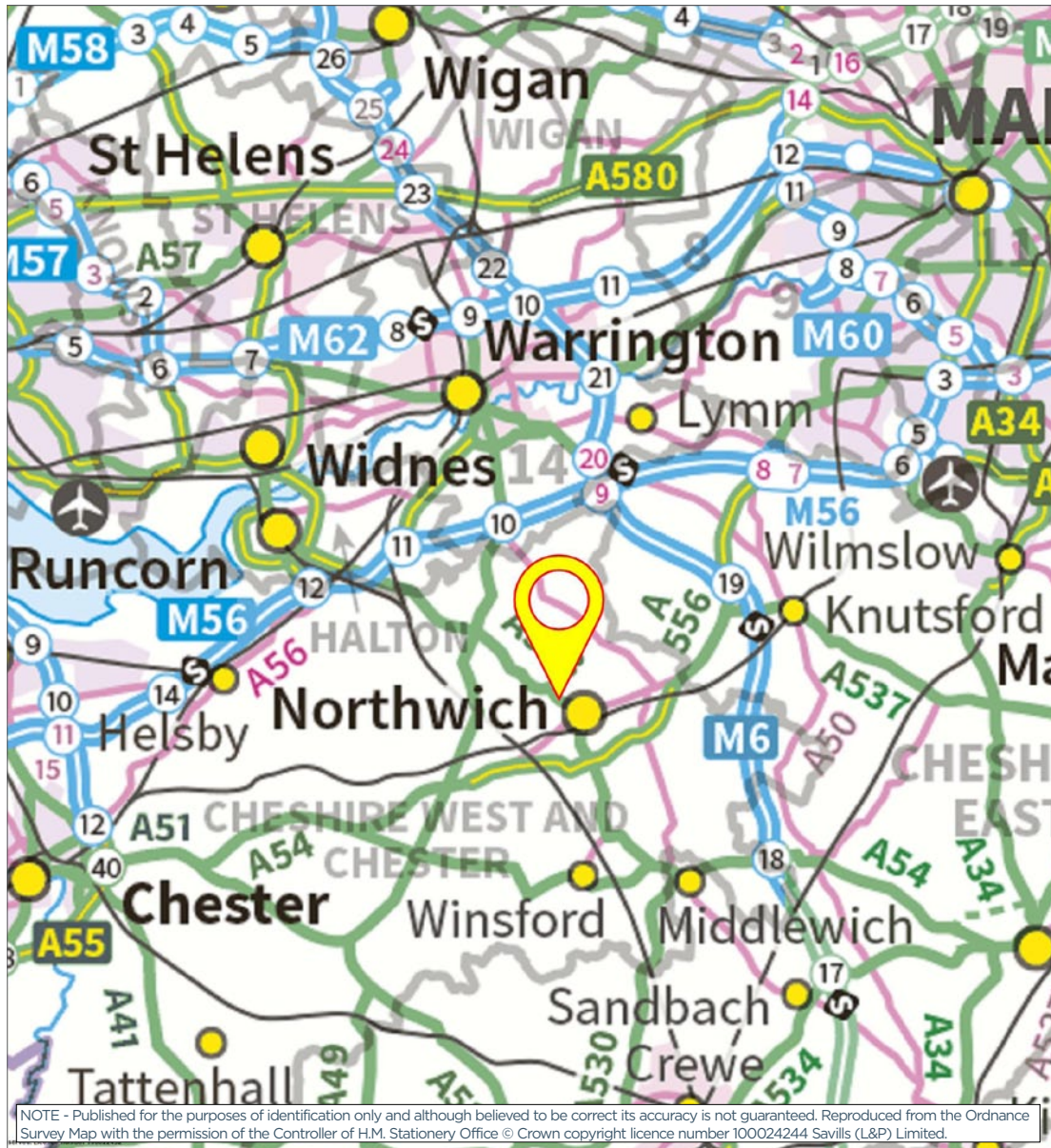
VAT

The Vendor reserves the right to charge VAT on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.





METHOD OF SALE

The site is to be sold by Informal Tender. Interested parties should express their interest in writing. Thereafter, additional information and details of the tender deadline date will be issued. The Vendor is seeking unconditional offers for the sale of the land, although conditional offers will be considered.

VIEWING

Interested parties should contact Jay Duffield for more information or to arrange a viewing. All viewings are strictly by appointment only with Savills.

CONTACT

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