

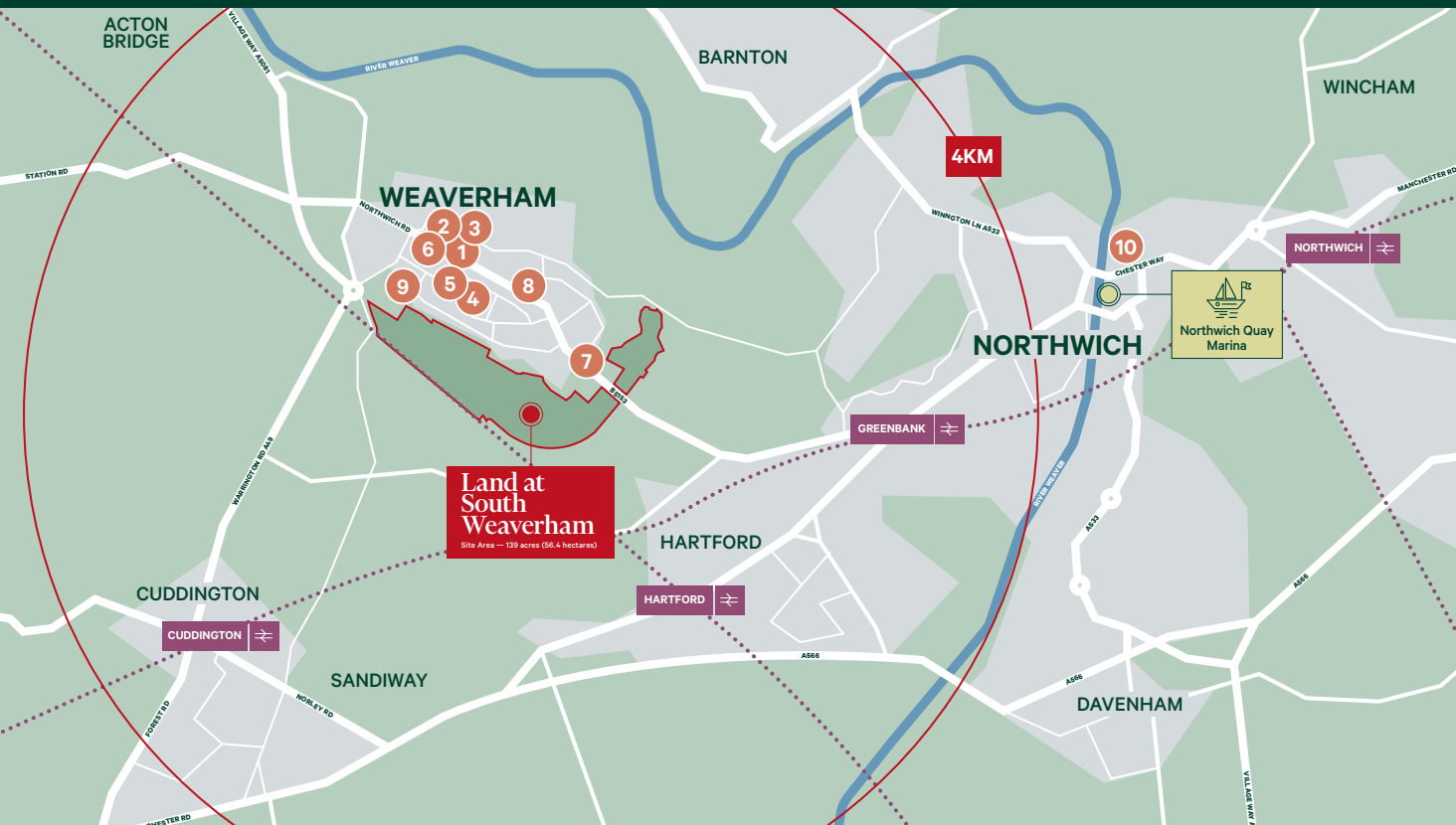
Weaverham, Northwich

Site Area — 139 acres (56.4 hectares)



WEAVERHAM
NORTHWICH
CW8 3AX





Location

The site wraps around the south of Weaverham village and is accessed via the B5153 Northwich Road which is the main thoroughfare of the village.

Weaverham is approximately 4km to the west of Northwich and 8km south of Junction 10 of the M56. Weaverham lies in the middle of Cheshire with road distances as follows:

→ Crewe	25km
→ Chester	27km
→ Manchester Airport	30km
→ Liverpool City Centre	40km
→ Manchester City Centre	43km



Northwich Quay Marina



Weaverham has a population of approximately 7,000 people and provides a range of services to meet the needs of local residents including a doctor's surgery, dentist, library, community centre and convenience stores. It is also well served by existing schools including St. Bede's RC Primary School, University Primary Academy and Weaverham High School.

KEY

- | | |
|------------------------------|-------------------------------|
| 1 Tesco Express | 6 Co-op Food |
| 2 Weaverham Surgery | 7 St Bede's RC Primary School |
| 3 Weaverham Dental Practice | 8 University Primary Academy |
| 4 Weaverham Library | 9 Weaverham High School |
| 5 Weaverham Community Centre | 10 Barons Quay |

Situation

The site extends to approximately 56.4ha (139acres) and is located on the southern edge of Weaverham within 10 minute walking distance of the village's facilities and services. It is also less than 4km west of Northwich town centre which provides an extensive retail and leisure provision including the Barons Quay retail and leisure hub.



Description

The B5153 Northwich Road divides the site into two parcels; with the larger site to the west extending to 49.9ha (and the smaller site to the east extending to 6.5 ha).

The larger site is generally flat with few notable features and is comprised of predominantly low/medium grade agricultural which has limited ecological value as it is currently being intensively farmed. Tree cover across the site is limited with the exception of a copse of broad-leaved woodland to the north east. The western and southern boundary is formed by a dense tree belt and a disused railway embankment which provides a buffer to the West Coast Main Line and thus provides a very strong defensible boundary.

The smaller site is similar in nature to the larger site being flat, intensively farmed with access from Northwich Road and all other boundaries enclosed by dense woodland with St. Bede's RC Primary School situated immediately to the north.

SITE AREA

139 ACRES

56.4HA



Case for Green Belt Release



The physical attributes of the site would clearly suggest that this land makes a weak contribution to the five purposes of the Green Belt which are referenced as follows.

→ The Site is immediately adjacent to the built-up form of Weaverham and contained by residential development to the north, Gorstage Lane to the west and a disused railway/ tree belt embankment to the south and east. These are clearly defined and very strong physical boundaries which are defensible in the long term and would prevent urban sprawl.

→ The Site would form a natural extension to the settlement of Weaverham and would not result in the merging with either of the nearest settlements of Cuddington and Hartford, both of which are situated beyond the railway line which bounds the site to the south and east.

→ Whilst the development of any greenfield site would result in 'encroachment', it is not considered that the Site strongly contributes to this purpose. The defensible boundaries referenced above would limit any additional development in the future, and the release of the Site would allow development around Weaverham to be properly planned and managed.

→ Weaverham is not designated as a historic town, therefore the realisation of the Site from the Green Belt would not impact on this purpose.

→ There are limited development sites identified in the settlement boundary of Weaverham. Whilst no evidence has yet been published by the Council which identifies development land requirements, it is anticipated that it will not all be able to be delivered on previously developed land. As such, an alteration of the Green Belt would not prevent the recycling of derelict or other urban land.

It is noted that the recently announced revised housing targets for Cheshire West and Chester have been increased from 532 dwellings per annum to 2,017 dwellings per annum. This site presents a significant opportunity to make a considerable contribution to this target.

Furthermore, there are no identifiable legal, technical or ecological constraints that would constrain delivery of this site. The Environment Agency online flood mapping indicates that the site lies within Flood Zone 1 and thus at the lowest level of flood risk.



Offer Process

We are inviting proposals from promoters and developers with relevant track record to submit offers on either an (i) option to purchase; and (ii) planning promotion agreement. Our client is looking to select a partner to promote the site through the Local Plan Review (or submit a planning application if there is a likelihood of success).

We are requesting that interested parties submit the following information:

- **Initial Premium Payment**
- **Option/Promotion Term**
- **Option % Market Value / Planning Promotion Distribution**
- **Minimum Price (per net developable acre)**
- **Planning Strategy (indicative timetable and milestones for promotion/planning application)**
- **Confirmation of non-compete clause to forbid promoting other conflicting land interests**
- **Track Record delivering schemes of a similar quantum and planning status to the subject site**
- **Intended sub consultant team (masterplanner, landscape architect etc.)**
- **Provision of masterplan (optional)**

Offer Deadline

We are inviting submissions addressed to kieran.mclaughlin@cbre.com by no later than **1pm, 23rd October 2024**.

Get in touch

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