

FOR SALE

**TOWN CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITY
LAND AT TABLEY STREET, NORTHWICH, CW9 5RT**



LOCATION

Northwich is a well established and affluent market town located in the County of Cheshire.

It is 24 miles south west of Manchester, 20 miles south east of Liverpool and 18 miles east from Chester.

The site is located in a unique Town Centre location providing:

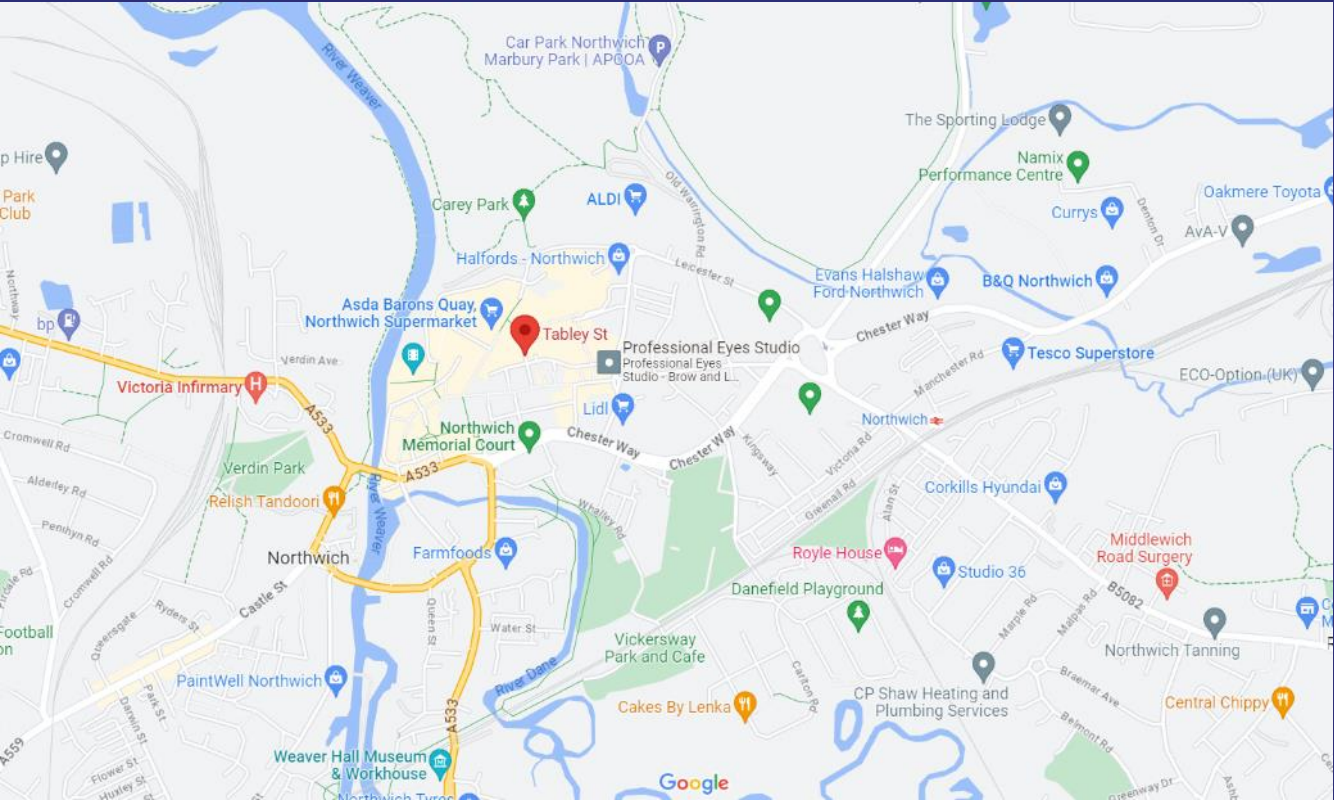
- Convenience
- Sustainability
- Immediate access to all Town Centre facilities

Northwich has the advantage of benefiting from excellent road communications, with the A533 running directly through the town, linking the M56 and the M6.

Public transport is excellent with regular train journeys to:

Chester	30 minutes
Manchester	60 minutes
Liverpool	50 minutes

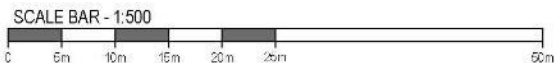
The excellent local bus service also provides access to South Manchester, Manchester and Liverpool Airport, which are conveniently located 16.5 miles north west and 19 miles north east of Northwich respectively.



The development is located immediately next door to the Sainsburys Supermarket and also adjacent to Barons Quay Shopping Centre
<https://baronsquay.co.uk/>

The site's specific location is at the junction of Tabley Street and Albion Street, Northwich.





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RESIDENTIAL DEVELOPMENT OPPORTUNITY

Planning Permission has been secured for the construction of a three storey apartment scheme which include communal gardens, external amenity space, including car parking and bike stores.

The development will provide 34 apartments, in total, a range of sizes from studios to 2 bedrooms.

Studios	3
One bedroom apartments	21
Two bedroom apartments	10

The development site extends to **2,701 sq m** – please refer to the site plan attached. Essentially rectangular in shape directly adjacent to the Salvation Army Hall, with a pedestrian access linking Barons Quay to Sainsburys.

The town centre location provides easy access to many location amenities including:

- **Barons Quay**
- **Victoria Infirmary**
- **Northwich Railway Station**

The development opportunity provides a much needed residential development in the heart of Northwich Town Centre, providing 34 residential units in a range from studios to two bedroom apartments, with direct access to excellent public transport links and a wide variety of facilities, all within a short walking distance.

No Section 106 or CIL.

TERMS

Offers invited

DATA ROOM

Access to a data room is available upon request.

TENURE

Freehold, For Sale, with vacant possession.

SERVICES

All main services are understood to be available or connected to the site subject to statutory regulations.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Fraser Crewe

fraser.crewe@bacommercial.com 07771 912456

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SUBJECT TO CONTRACT



Chester Office: 2 Friarsgate, Grosvenor Street,
Chester, CH1 1XG Tel: 01244 351212

North Wales Office: Hanover House, The Roe,
St Asaph, LL17 0LT Tel: 01745 330077

Nantwich Office: Frederick House
Princes Court, Beam Heath Way, Nantwich, CW5 6PQ
Tel: 01270 440014

www.bacommercial.com

