



# BASFORD EAST | CREWE | CW2 5NL

TO LET

Retail / Leisure / Drive Thru' Opportunities





## OVERVIEW

Basford East is a strategic land allocation situated in Crewe, Cheshire and lies approximately 3.5 km to the south east of the town centre.

The allocation is bisected by a dual carriageway, David Whitby Way connecting the link road from the A500 to the A532 Weston Road. The A500 links to junction 16 of the M6 motorway.

1. The plot immediately adjacent to the Local Centre is under offer as for a new 50,000 sq ft HQ office building.
2. The residential land to the West has been purchased by Taylor Wimpey who are on site and will deliver 305 homes.
3. Onward Homes are on site and will deliver 449 homes.



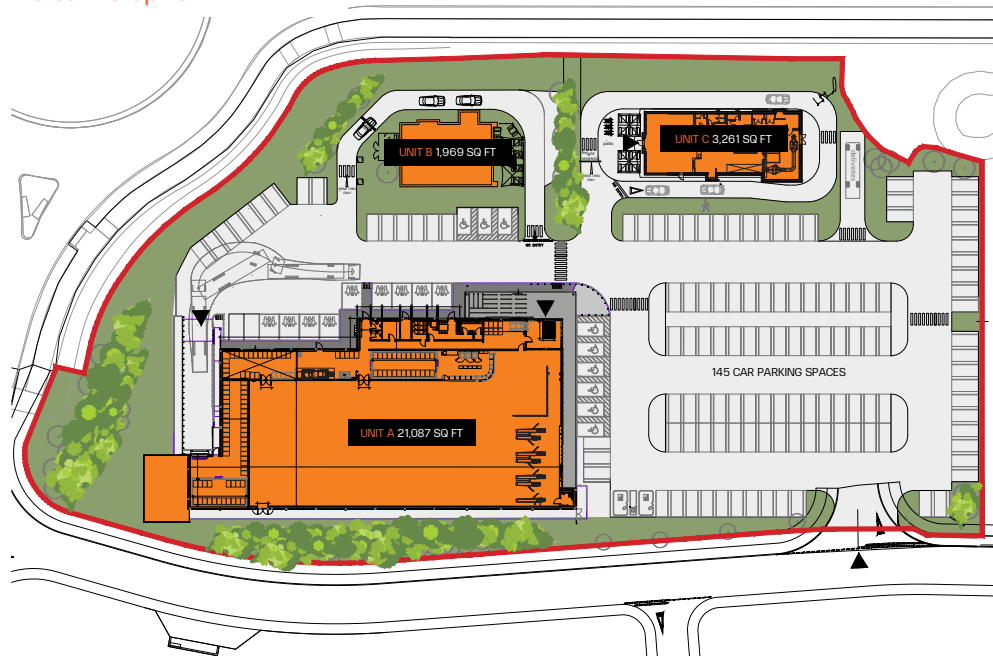
Prominent frontage onto David Whitby Way

THE LOCAL CENTRE

The proposed local centre will provide the opportunity to develop up to 25,600 sq ft of use class E, plus 6,000 sq ft of Sui Generis use, following approval of the submitted outline planning consent. It is envisaged that this plot will form the commercial element of the local centre, providing appropriate retail and other amenities to the surrounding residential and employment uses. It will be highly visible and accessible from David Whitby Way with pedestrian links to the surrounding housing and proposed school.



Indicative option 1



Indicative option 2





### LOCATION

Crewe benefits from excellent transport links. Crewe Railway Station is a key hub on the West Coast main line and provides direct services to London Euston and is accessed via the A534.

#### Rail Travel Times

Crewe to Manchester Piccadilly	45 mins
Crewe to Liverpool	45 mins
Crewe to Birmingham New Street	1 hr
Crewe to London Euston circa	1hr 40 mins

Junction 16 of the M6 motorway passes approximately 4 miles to the south east and is accessed via the A500. Junction 17 lies approximately 5 miles to the north east at Sandbach and is accessed via the A534.

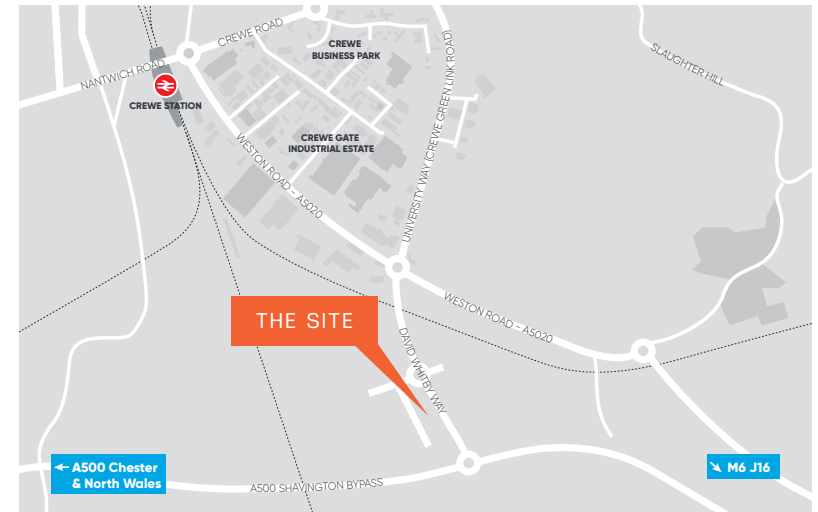
#### Road Link Communications

Crewe to Manchester	36 miles
Crewe to Liverpool	49 miles
Crewe to Birmingham	57 miles
Crewe to London	180 miles

### CREWE

Crewe is situated in South Cheshire in the Authority of Cheshire East and has a population of approximately 83,650. It is located at the centre of a strategic road and rail network with 4.9 million people within one hour's travel. It is a focal point and hub for regional connectivity, and it provides an unrivalled opportunity for growth and economic development.

Crewe has a long-standing association with the manufacturing sector and in more recent years Crewe has diversified its employment base significantly through the development of the Crewe Gates Industrial Estate and Crewe Business Park.



[HOME](#)[OVERVIEW](#)[THE SITE](#)[LOCATION](#)[FURTHER INFO](#)

## TENURE

To let under terms to be agreed. Consideration may be given to a long leasehold plot sale to an owner occupier.

## TECHNICAL INFORMATION

A series of technical reports are available to parties upon request.

## VAT

Unless otherwise stated all terms are subject to VAT at the prevailing rate.

## TERMS

To Let on terms to be agreed..

## FURTHER INFORMATION

For further information please contact the sole retained agents Legat Owen.

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