

FOR SALE **16 ACRES OF PROMINENT DEVELOPMENT LAND**



**WINSFORD** POINT

ROAD ONE & BOSTOCK ROAD **CW10 9JG**

OUTLINE PLANNING CONSENT FOR B2 AND B8 DEVELOPMENT OF UP TO **195,280 SQ FT (18,143 SQ M)**



SYNETIQ

Howard  
Towers  
Logistics

Gerflor

Schoeller Alibert

COVERIS

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antalis

Henkel

H&M

TIGER

MITRAS

WH1

Jiffy

HOWDENS

asm

amcor

Advanced Medica  
Solutions

**W** WINSFORD POINT

Bostock Road (A533)

Road One

Bostock Road

bp  
Londis SUBWAY  
COSTA GREGGS

McDonald's

KFC

**W**

WINSFORD POINT IS SITUATED AT THE NORTH ENTRANCE TO THE THRIVING AND EXPANDING WINSFORD INDUSTRIAL ESTATE. THE ESTATE CONTAINS OVER 6 MILLION SQ FT OF INDUSTRIAL AND LOGISTICS SPACE AND COVERS 380 ACRES.

# W LOCATION

Winsford is located in the county of Cheshire and is well served by the national motorway network with junction 18 of the M6 motorway being approximately 5 miles away, accessed via the A54, and the A556 Northwich By-pass leads to Junction 19 of the M6. In addition, Junction 8 of the M56 Motorway lies approximately 15 miles to the north.

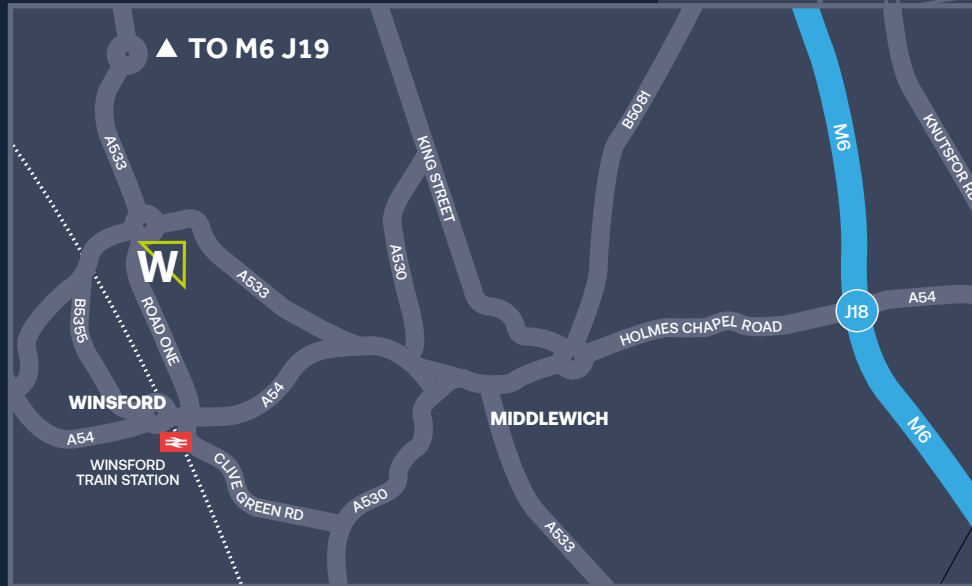
The site is situated approximately one mile from Winsford town centre and railway station which is on the West Coast Main Line with direct links to key national hubs on the UK rail network.



# DRIVE TIMES

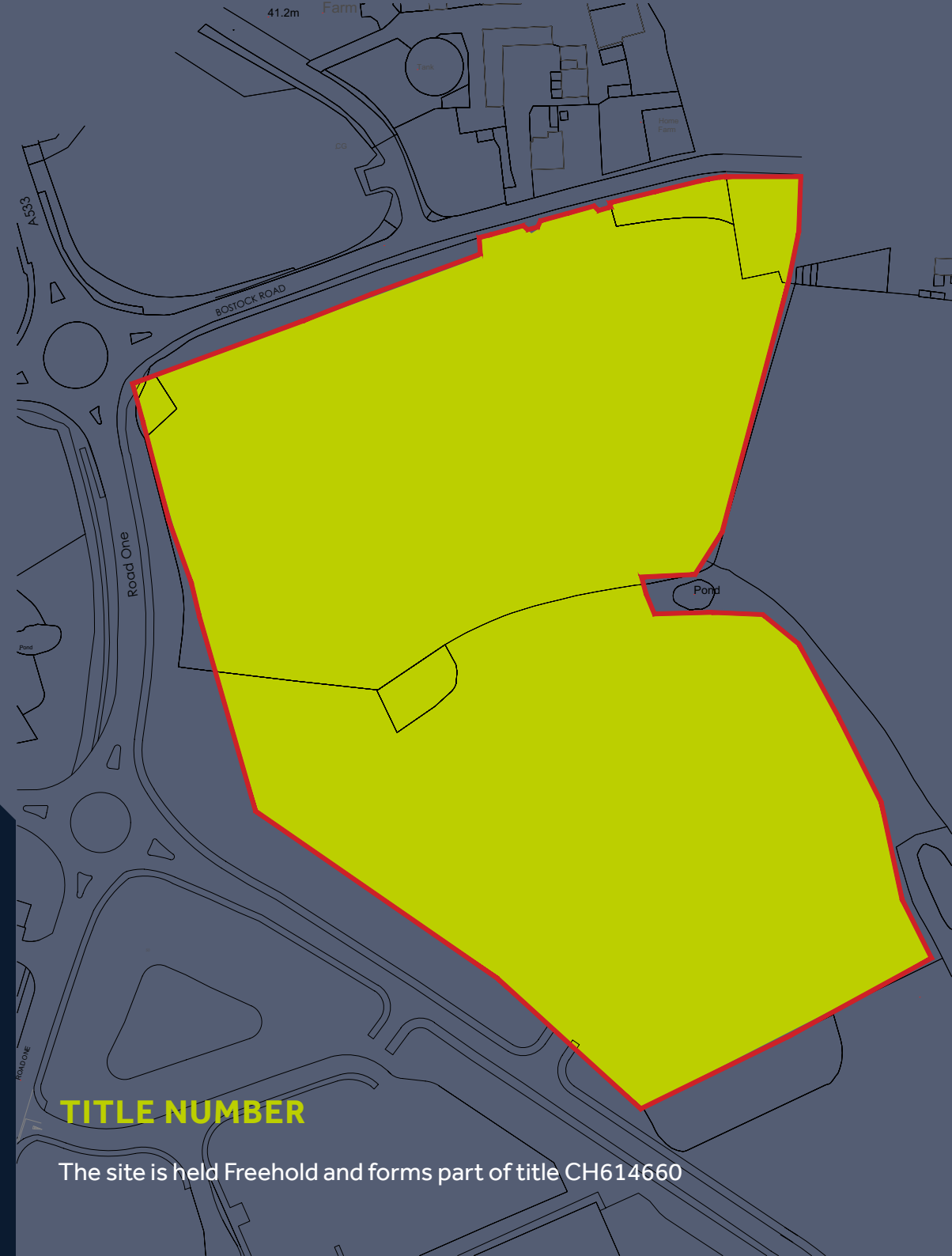


MANCHESTER	
25 Miles	45 Minutes
LIVERPOOL	
36 Miles	55 Minutes
WARRINGTON	
20 Miles	35 Minutes
STOKE-ON-TRENT	
24 Miles	40 Minutes
BIRMINGHAM	
65 Miles	80 Minutes



**W THE SITE**

The site comprises 16 acres of prominent development land with outline planning consent for B2 and B8 development capable of accommodating up to 195,280 sq ft / 18,143 sq m. Situated at the junction of Road One & Bostock Road.



**TITLE NUMBER**

The site is held Freehold and forms part of title CH614660

# W INDICATIVE SCHEME LAYOUT

## OPTION 1

A development of 164,160 ft<sup>2</sup> / 15,255 m<sup>2</sup> of GIA comprised of five separate units.

Unit	Ground Floor GIA	First Floor (Offices) GIA	Overall GIA	Overall Parking (Inc. disabled)
01	29,270ft <sup>2</sup> / 2,720 m <sup>2</sup>	2150 ft <sup>2</sup> / 200 m <sup>2</sup>	31,420 ft <sup>2</sup> / 2,920 m <sup>2</sup>	57 (3)
02	35,130ft <sup>2</sup> / 3,264m <sup>2</sup>	2,580 ft <sup>2</sup> / 240 m <sup>2</sup>	37,710 ft <sup>2</sup> / 3,504 m <sup>2</sup>	67 (4)
03	30,130 ft <sup>2</sup> / 2,800 m <sup>2</sup>	2,150 ft <sup>2</sup> / 200 m <sup>2</sup>	32,280 ft <sup>2</sup> / 3,000m <sup>2</sup>	45 (3)
04	23,250 ft <sup>2</sup> / 2,160 m <sup>2</sup>	1,720 ft <sup>2</sup> / 160 m <sup>2</sup>	24,970 ft <sup>2</sup> / 2,320 m <sup>2</sup>	29 (2)
05	35,630 ft <sup>2</sup> / 3,311 m <sup>2</sup>	2.150 ft <sup>2</sup> / 200 m <sup>2</sup>	37,780 ft <sup>2</sup> / 3,511 m <sup>2</sup>	57 (3)
<b>Total</b>	<b>153,410ft<sup>2</sup> / 14,255 m<sup>2</sup></b>	<b>10,750ft<sup>2</sup> / 1,000 m<sup>2</sup></b>	<b>164,160ft<sup>2</sup> / 15,255 m<sup>2</sup></b>	<b>255 (15)</b>

## PLANNING

The Outline Planning consent and s106 has been granted and can be found at Ref No. 20/02144/OUT on the Cheshire West & Chester Planning Portal.



# W INDICATIVE SCHEME LAYOUT

## OPTION 2

A development of 195,280 ft<sup>2</sup> / 18,143<sup>2</sup> GIA.  
The scheme envisages two units

Unit	Ground Floor GIA	First Floor (Offices) GIA	Overall GIA	Overall Parking (Inc. disabled)
01	82,660 ft <sup>2</sup> / 7,680 m <sup>2</sup>	4,103 ft <sup>2</sup> / 384 m <sup>2</sup>	86,790 ft <sup>2</sup> / 8,064 m <sup>2</sup>	99 (5)
02	103,330 ft <sup>2</sup> / 9,600 m <sup>2</sup>	5,160 ft <sup>2</sup> / 479 m <sup>2</sup>	108,490 ft <sup>2</sup> / 10,079 m <sup>2</sup>	136 (7)
<b>Total</b>	<b>185,990 ft<sup>2</sup> / 8,640 m<sup>2</sup></b>	<b>9,209 ft<sup>2</sup> / 863 m<sup>2</sup></b>	<b>195,280 ft<sup>2</sup> / 18,143 m<sup>2</sup></b>	<b>235 (12)</b>

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# WINSFORD POINT

ROAD ONE & BOSTOCK ROAD **CW10 9JG**



## TENURE

Freehold.

## OPPORTUNITY

This landmark site has significant potential for development, subject to obtaining the necessary statutory consents.

## METHOD OF SALE

The property is offered for sale by private treaty.

## CONTACT

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## ANTI MONEY LAUNDERING

Due diligence checks on identification and source of funding will be required from the successful purchaser.

## INFORMATION PACK

An information pack containing further technical information and details of the bidding procedure is available on request.

## TERMS

Offers are invited via the joint agents.

**David Newman**

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