



THE QUINARY

Commercial Development Opportunity

Consent for 40,000 sq ft of commercial space on 6.6 acres

London Road | Allostock | Knutsford | WA16 9LU

A striking contemporary courtyard development in rural Cheshire.



COMMERCIAL DEVELOPMENT OPPORTUNITY

- Rare 6.6-acre freehold development opportunity
- Full planning consent for a 40,000 sq ft commercial scheme
- Flexible Class E uses (office, retail, leisure, healthcare, education)
- Eight high-quality buildings in a distinctive courtyard layout
- Suitable for a headquarters campus, multi-let, or mixed-use scheme
- Prime semi-rural Cheshire location near Knutsford
- Excellent access to the M6 (J18 and J19) and wider regional network
- Strong design concept inspired by a modern farmstead
- Planning approved March 2025, ready for delivery

A compelling opportunity to create a landmark commercial scheme in one of Cheshire's most desirable locations.



LOCATION & CONNECTIVITY

The site is prominently positioned between Holmes Chapel Road (A50), Wash Lane, and Chapel Lane in the village of Allostock, occupying a visible location on the western side of the A50.

It lies approximately 3 miles north of Holmes Chapel (Junction 18, M6) and 5 miles south of Knutsford (Junction 19, M6), providing excellent access to the M6 motorway and the wider regional road network. Knutsford town centre is around a 10-minute drive away, offering a range of retail, leisure, and professional amenities.

Allostock is a civil parish in Cheshire West with a population of approximately 800 residents, providing a well-established village environment.



LOCATION BOUNDARY

KNUTSFORD

MANCHESTER AIRPORT

MANCHESTER

WOODLANDS PARK

ALLOSTOCK

ALLOSTOCK VILLAGE HALL

CHAPEL LANE

LONDON ROAD



THE QUINARY





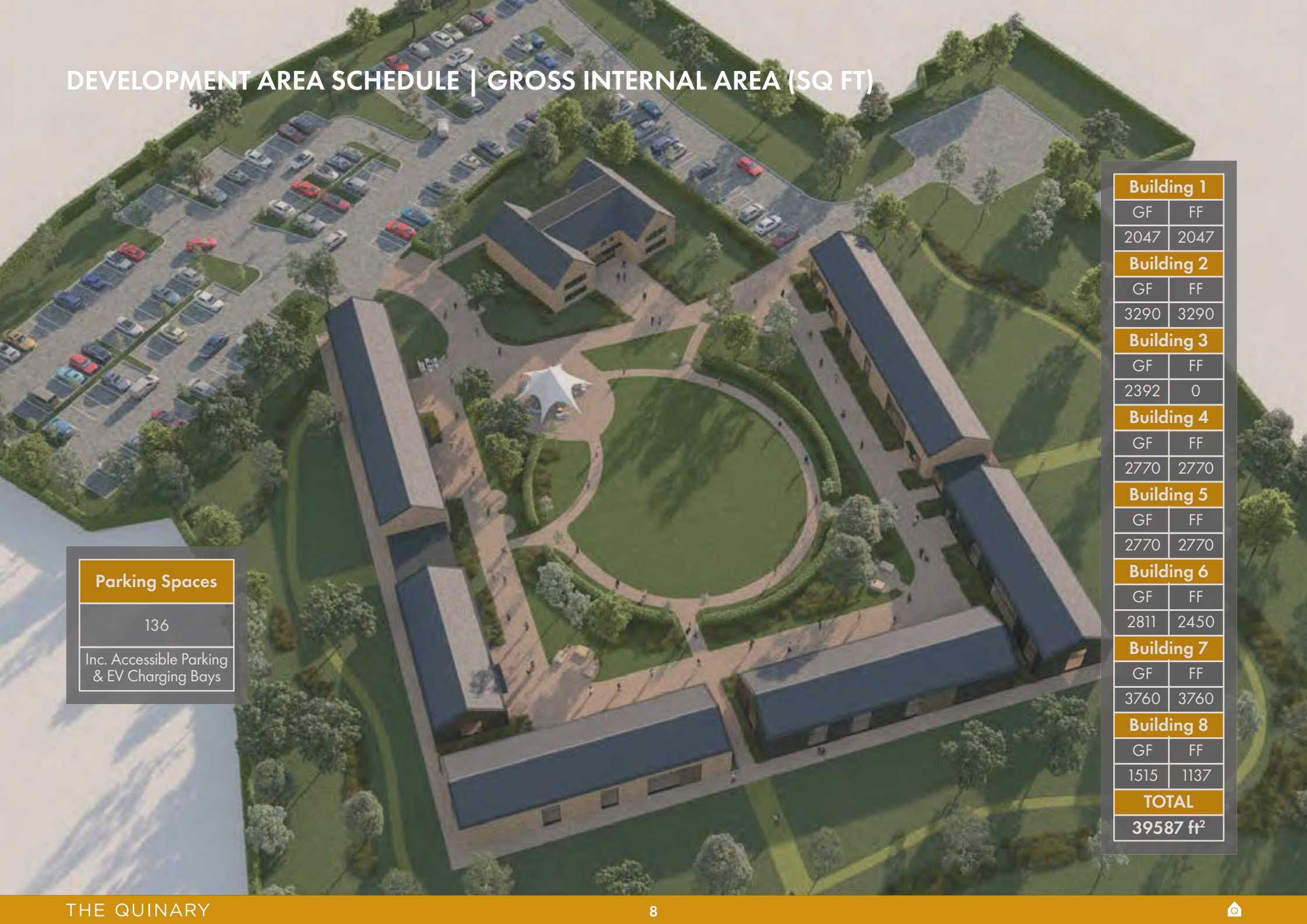
A modern interpretation of a classic farmstead layout



A collection of versatile buildings set within a thoughtfully designed scheme, offering the flexibility to operate separately or as a connected whole.



DEVELOPMENT AREA SCHEDULE | GROSS INTERNAL AREA (SQ FT)



Parking Spaces
136
Inc. Accessible Parking & EV Charging Bays

Building 1	
GF	FF
2047	2047
Building 2	
GF	FF
3290	3290
Building 3	
GF	FF
2392	0
Building 4	
GF	FF
2770	2770
Building 5	
GF	FF
2770	2770
Building 6	
GF	FF
2811	2450
Building 7	
GF	FF
3760	3760
Building 8	
GF	FF
1515	1137
TOTAL	
39587 ft ²	



PLANNING DETAILS

Planning Application Number:
24/02517/FUL

Approval Date: 24 March 2025

Planning Authority: Cheshire West
& Chester Council

S106 Financial Contribution:
£15,215.09 towards BNG regulation
(Biodiversity Net Gain compliance)

HOLMES CHAPEL

BOUNDARY
WATER PARK

LONDON ROAD



THE QUINARY



SITE PLAN

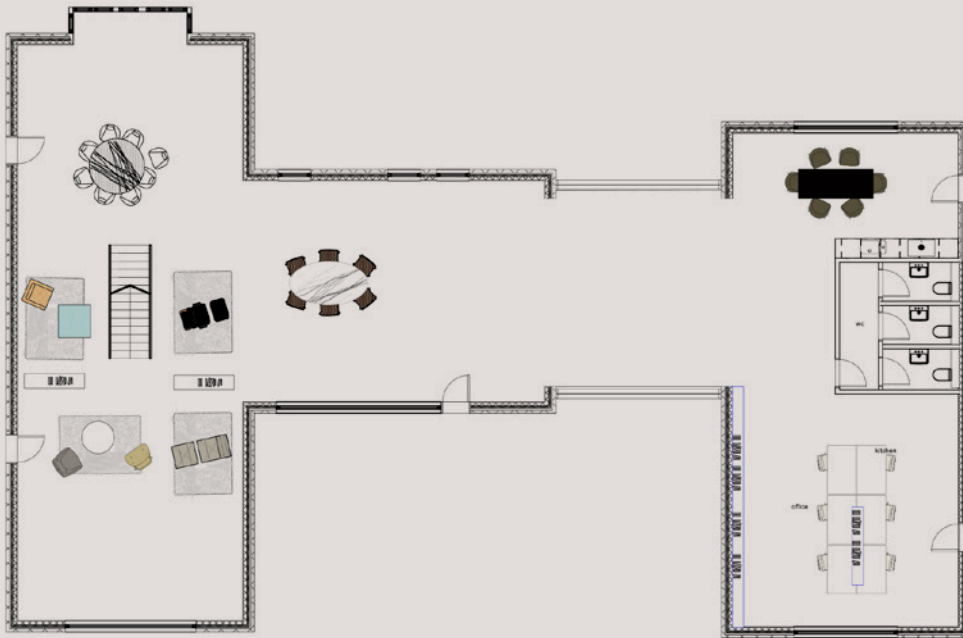


BUILDINGS 1 AND 8 PROPOSED PLANS

Ground Floor

Building 1

Building 8



First Floor

Building 1

Building 8



BUILDINGS 1 AND 8 PROPOSED ELAVATIONS

Farmhouse Building 1 and 8

Courtyard Elevation



Building 8

Side Elevation



Farmhouse Building 1 and 8

London Road Elevation



Building 1

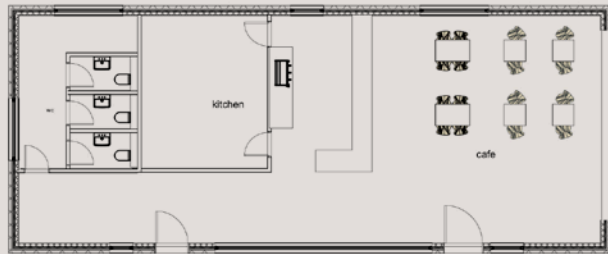
Side Elevation



BUILDINGS 2 AND 3 PROPOSED PLANS

Ground Floor

Building 3 single storey



Building 2 - two storey



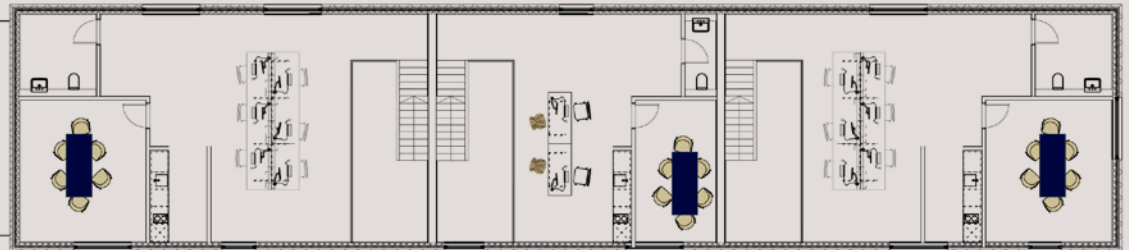
glass link

First Floor

Building 3 single storey



Building 2 - two storey



BUILDINGS 2 AND 3 PROPOSED ELEVATIONS

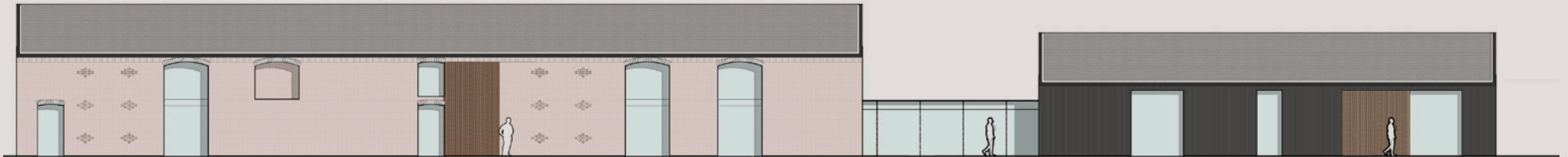
Buildings 2 and 3

Courtyard Elevation



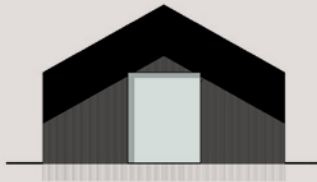
Buildings 2 and 3

Field Elevation



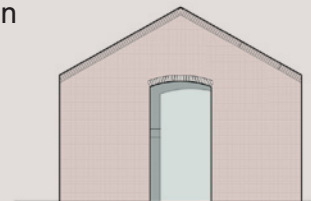
Building 3

End Elevation



Building 2

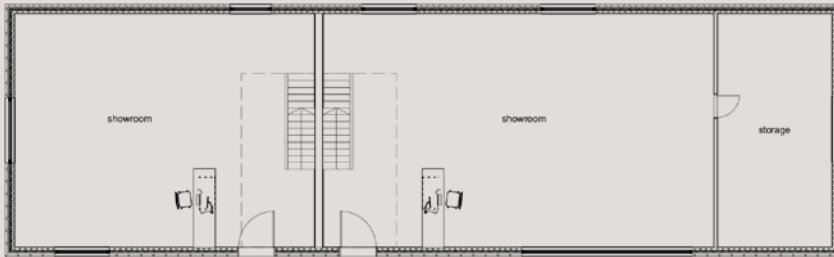
End Elevation



BUILDINGS 4 AND 5 PROPOSED PLANS

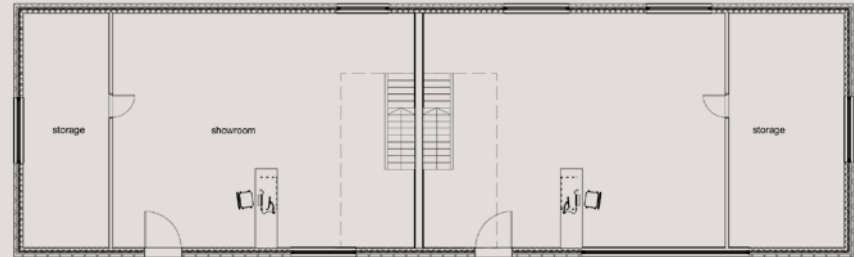
Building 4

Ground Floor



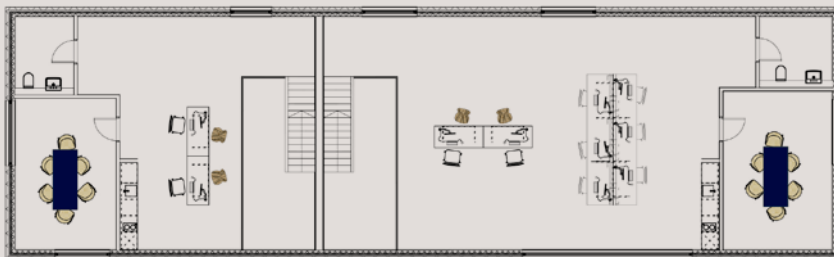
Building 5

Ground Floor



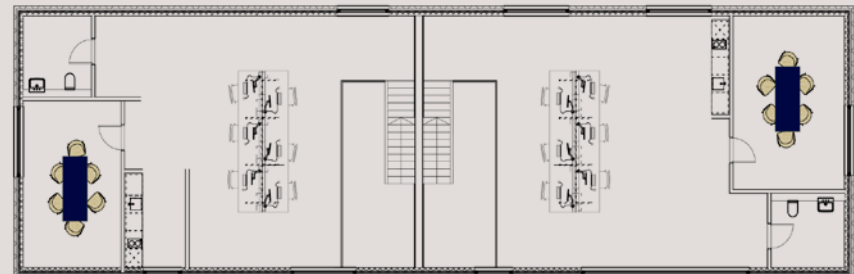
Building 4

First Floor



Building 5

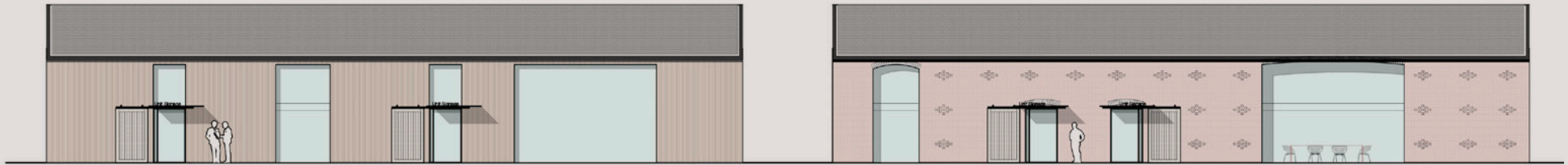
First Floor



BUILDINGS 4 AND 5 PROPOSED ELAVATIONS

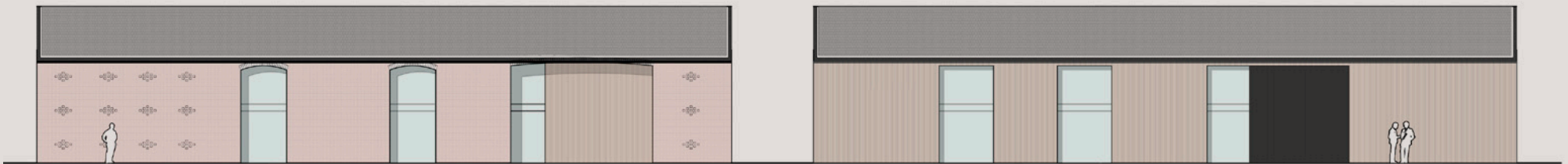
Buildings 4 and 5

Courtyard Elevation



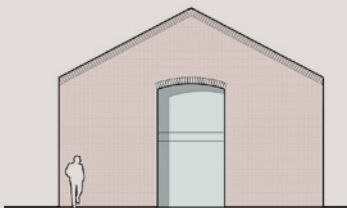
Buildings 4 and 5

Field Elevation



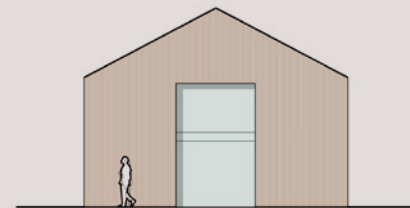
Building 4

End Elevation



Building 5

End Elevation

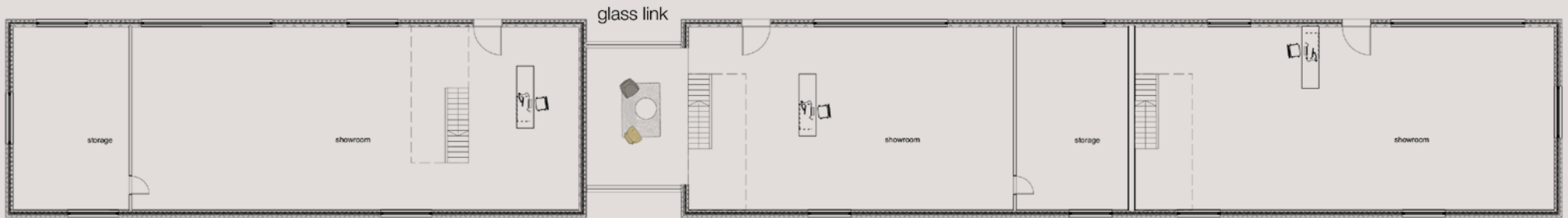


BUILDINGS 6 AND 7 PROPOSED PLANS

Ground Floor

Building 6 - two storey

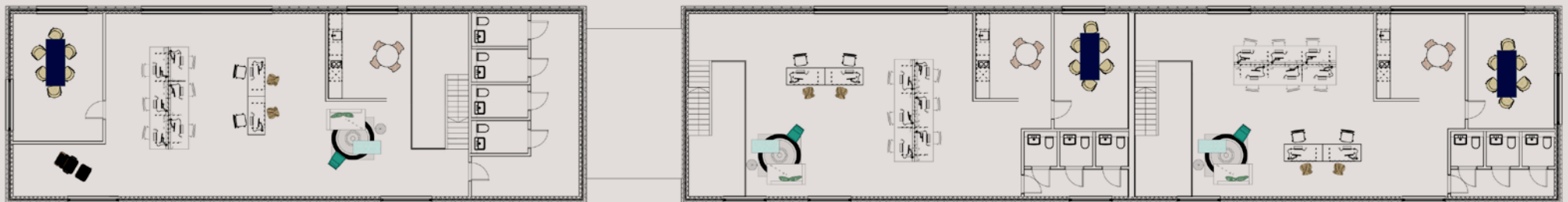
Building 7 - two storey



First Floor

Building 6 - two storey

Building 7 - two storey



BUILDINGS 6 AND 7 PROPOSED ELAVATIONS

Buildings 6 and 7

Courtyard Elevation



Buildings 6 and 7

Field Elevation



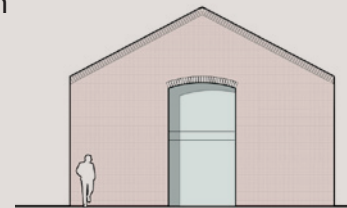
Building 6

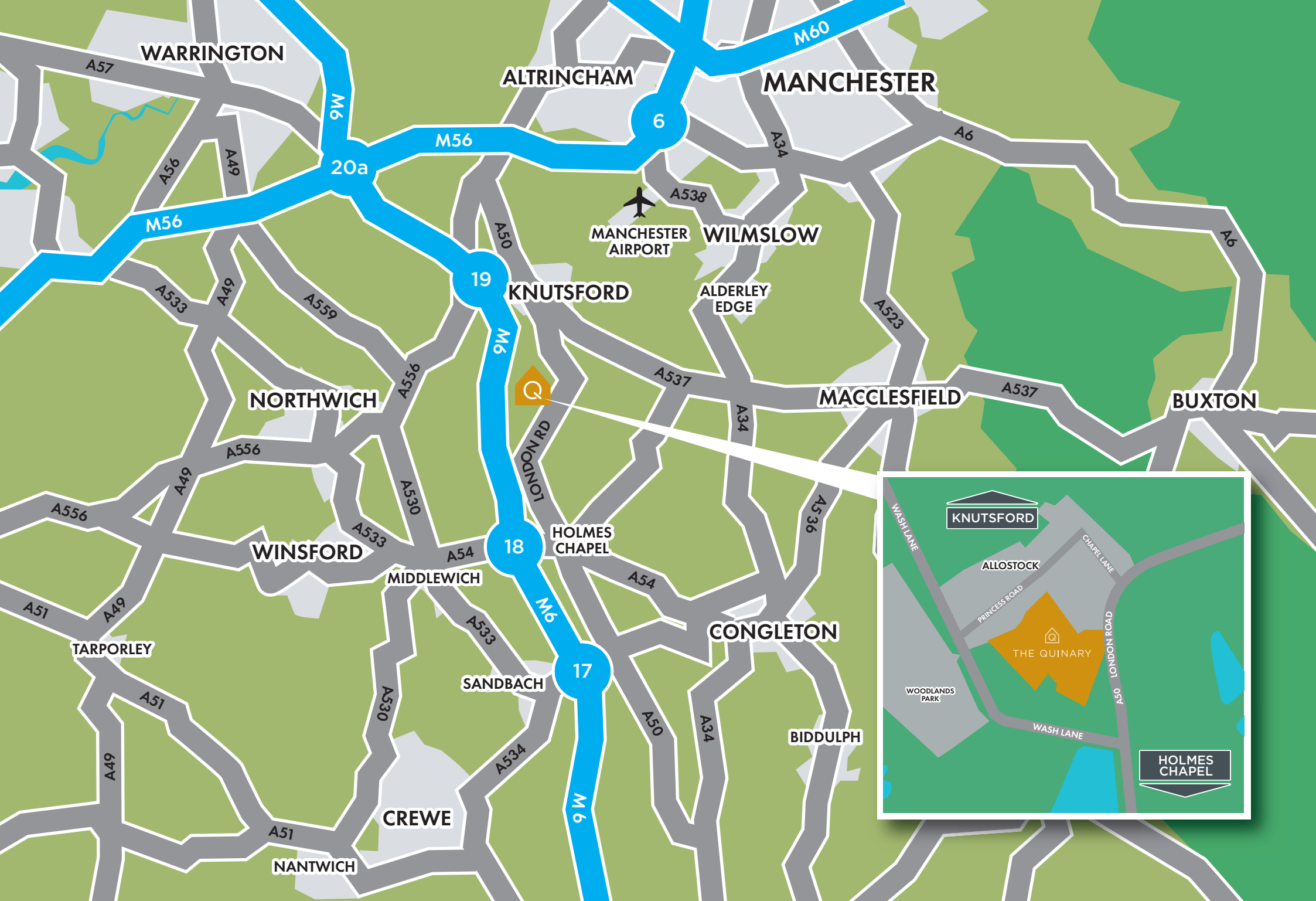
End Elevation



Building 7

End Elevation







For further details please contact



Charlie Williams

fisher
german

0161 839 5515

David Laws

Disclaimer

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