

LAND AT LONGRIDGE | KNUTSFORD | CHESHIRE | WA16 8PA

BOUNDARY FOR INDICATIVE PURPOSES ONLY.



FOR SALE

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

Colliers

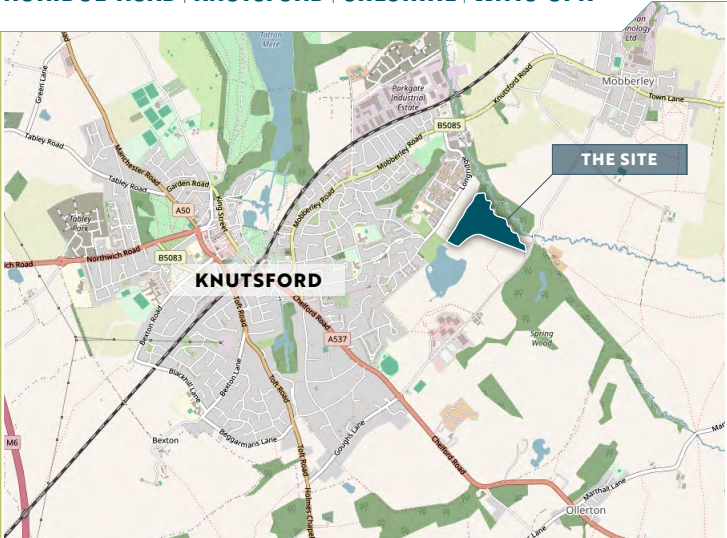
Executive summary

Colliers, on behalf of a private landowner, is proud to present and offer for sale this **prime residential development opportunity**.

- Benefit of Outline Planning Consent for up to 225 new dwellings.
- Gross c.40.3 acres (16.31 hectares) - Net c.14.7 acres (5.95 hectares).
- Relatively level site with extensive rural boundaries.
- Within 1 mile of Knutsford town centre.
- Less than 3.5 miles to jnc.19 of M6 motorway.

Comprehensive offers are being sought from developers who can demonstrate an exemplary track record of acquiring and delivering new housing development on similar opportunities.





Location

Located on the eastern edge of Knutsford’s residential suburbs, Longridge is situated in a well-established residential area with the benefit of a neighbouring rural setting.

Knutsford is a highly desirable place to live and work with a population of c.13,250* being just 18 miles to the southwest of Manchester city centre. The town centre of Knutsford is just 1 mile to the west of Longridge and therefore

within easy walking distance allowing access to a wide range of local amenities including excellent schools, wide retail offer, bars and restaurants.

Immediate transport links are available via well serviced bus routes and Knutsford railway station approx. 1 mile away. In addition, jnc.19 of M6 motorway is within 3.5 miles and Manchester Airport just 9 miles away by car.

**Census 2021*



- | | | |
|---|---|-------------------------|
| 1 | 3 | 1 MANCHESTER AIRPORT |
| 2 | | 2 TATTON PARK |
| | | 3 KNUTSFORD TOWN CENTRE |

Description

The land at Longridge is previously undeveloped and mostly covered by young to mature trees and grassland. Amounting to approximately 40 acres gross, the site has a generally level topography that lends itself well to development. Most of the boundaries comprise hedge rows and mature trees with informal pathways and established woodland to the northeast. Current open pedestrian access and egress can be gained from the western boundary onto Longridge. To the north and east is woodland and open rural land. To the south is Booths Mere and Park beyond.

An indicative layout plan shows the proposed developable area of the site comprising 12 parcels amounting to 14.7 acres (5.95 hectares) with access via a new proposed road to the southern part of Longridge.



NEW ACCESS

A new access road is proposed, to be created by the developer purchaser, directly onto Longridge via land currently owned by the Council. This land has been secured by way of a legal option to purchase.

PLANNING

Outline planning application ref: 21/3100M was granted by Appeal Decision dated 9th December 2024. The proposed development comprises up to 225 dwellings and a building of class F2 use (formerly Class D1).

TENURE

The site is held freehold with vacant possession available on completion. Land registry details along with a summary title report are available for consideration.

FOOTPATHS

There is an existing public right of way running through the site. There are also a number of desire lines crossing the site, some of which are subject to a current Definitive Map Modification Order (DMMO) application. Whilst the DMMO application is contested by the landowner, the routes may need to be incorporated into the ultimate housing layout or diverted.

GROUND CONDITIONS

An initial phase 1 survey is available. The selected purchaser will undertake their own enquiries to establish and satisfy themselves as to ground conditions prior to entering a purchase contract.

SERVICES

It is understood that all mains services are available to the property. Interested parties are to make their own enquiries and satisfy themselves before entering a contract to purchase.

ADDITIONAL INFORMATION

A full Information Pack is available for inspection and download within a dedicated electronic data-room. A link can be provided on request to qualifying interested parties.

VIEWINGS

The site is open to inspect with access from the public highway and footpaths.



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Proposals & Conditions

PROPOSALS

Comprehensive and ideally unconditional bid proposals are being sought by a specific date to be confirmed separately.

Proposals should include at least the following and be submitted in the prescribed format:

1. Precise and full purchaser details including a track record of acquiring similar opportunities.
2. Full proposal details including layout and accommodation schedule.
3. Offer price, deposit level and payment profile. VAT will be applicable to the purchase price.
4. Proposed timescales and details of pre-contract due diligence, exchange and completion of purchase.
5. Confirmation of internal approval procedure.
6. Conditionality of offer.
7. Full financial details confirming method of funding the land purchase.
8. Solicitor's contact details.

CONDITIONS

Written offers are to be submitted to the selling agent Colliers via email.

- All offers to be submitted by a date to be confirmed separately.
- All offers must be for a specific sum of money.
- The vendor does not undertake to accept the highest or any offer.
- A deposit equivalent to 5% of the purchase price will be payable on exchange of contracts.
- An Overage provision will be implemented in the event of an onward sale prior to development and/or additional development being gained.
- The selected purchaser will need to be validated for money laundering regulations.

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