



Development Land at St Lukes
Northwich, Cheshire

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Development Land at St Lukes, Winnington Lane, Northwich, Cheshire, CW8 4DN



A rare opportunity to acquire a residential development site in a sought-after residential address, on the fringe of Northwich

- Outline Planning Permission (with all matters reserved) for up to 16 dwellings, 11 open market properties and 5 affordable dwellings (30% affordable housing).
- Completed Section 106 Agreement
- Desirable and established residential setting
- Brownfield site extending to approximately 0.72 acres (0.4 hectares)
- Readily accessible site with excellent road frontage with excellent access to Northwich town centre



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DEVELOPMENT SITE AT ST LUKES

Location

The site lies to the north west of Northwich town centre in the residential district of Winnington, in an established residential setting with excellent road frontage.

Northwich offers a broad range of facilities and amenities including a Waitrose store, additional supermarkets, boutique shopping and doctor's surgery.

On the recreational front there is a broad range of sports clubs and municipal facilities including a rowing club on the River Weaver. On the educational front, Winnington has a primary school with numerous local secondary schools in addition to Sir John Deane's Sixth Form College, ranked amongst the highest achieving sixth form colleges in the country.

The site is well placed for commuting to the commercial centres of the North West via the A533 linking to the M56 in the north west and the M6 to the south east.

Description

The site is a relatively flat open area of land, upon which sat the former St Lukes Church, prior to its demolition some years ago. The site extends to approximately 0.72 acres, or thereabouts, surrounded on three sides by roads, namely Winnington Lane (a main route into Northwich), Solvay Road and Dyar Terrace, the latter two of which are unadopted residential roads. To the fourth side sits the former church vicarage, which is now a private dwelling.

The site itself is fringed on three sides by trees of varying sizes and quality, and an arboricultural report has been produced by Tree Solutions, dated 14 February 2019, following a tree survey and evaluation. Please note, many of the trees are subject to TPO's.

Vehicular access will be via a proposed new entrance directly off Winnington Lane to the south of the site.

Planning

Outline Planning Permission was granted on 18 December 2020, under application no. 19/02834/OUT by Cheshire West and Chester Council. Approval is for the erection of up to 16 dwellings with all matters reserved, except for the new access. The outline site plan shows the proposal for 16 apartments: a mix of one and two bedroom over two storeys with 20 parking spaces, pathways and communal gardens.

There is a scheme for the provision of affordable housing as per the definition in Annex 2 of the National Planning Policy Framework. We understand this requires 30% affordable housing, but prospective buyers must undertake their own enquiries.

The Section 106 Agreement, dated 17 December 2020, is available in the sale pack. There are the usual contributions payable to the Council for a variety of community initiatives. It will be the responsibility of the purchaser to fulfil all obligations under the Section 106 Agreement and the purchaser is

to indemnify the seller against any future costs or liabilities.

It is believed there is no Community Infrastructure Levy (CIL) payable. Buyers must undertake their own enquiries in this regard to Cheshire West and Chester Council.

Services

It is understood that all mains services are within the vicinity of the site, but there are no mains drainage connections on site. Interested parties are advised to make their own enquiries of the relevant statutory authorities to ensure that any services adjoining or serving the site are adequate for the proposed development.

Sale Boundaries

The land is edged red within the sales particulars, detailed under registered Title No. CH694616.

Method of Sale

The site is offered for sale by private treaty and offers are invited on an unconditional basis.

Further Information

A full information pack will be available from the selling agent, to include the following:

- " Planning approvals
- " Tree survey
- " Biodiversity report
- " Design and Access Statement
- " Copy of registered Title

Directions

From Northwich town centre head north west along the A533 towards Winnington. After approximately three quarters of a mile the site will be seen on your right-hand side adjoining Solvay Road.

Viewings

The site may be viewed at any time. Vehicular access is not available onto the site, therefore it is recommended interested parties park along either Dyar Terrace or Solvay Road whilst being considerate to local residents.

Particulars produced January 2021



Approximate Travel Distances

Locations

- Northwich - 1 mile
- Chester - 16 miles
- Liverpool - 25 miles
- Manchester - 25 miles

Nearest station

- Greenbank - 1 mile

Nearest Airports

- Liverpool John Lennon - 19 miles
- Manchester - 17 miles

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