



Sanderson
Weatherall

For Sale - 3.01 Acre River Fronting Development Opportunity



Note: Site boundaries shown for indicative purposes only

'Best and Final offers' by 5pm on Thursday 16th March 2023

Navigation Road, Northwich, Cheshire CW8 1BE

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Location

Situated on Navigation Road, circa 0.5 miles to the south of Northwich town centre. Northwich itself is a town within the unitary authority of Cheshire West and Chester in the county of Cheshire. It lies in the heart of the Cheshire Plain, at the confluence of the rivers Weaver and Dane, and has a resident population of circa 50,531.

Surrounding land uses to the west of the site are primarily residential in nature although immediately to the north east is Hayhurst Quay. Originally developed in 2013, the Hayhurst Quay scheme has created high quality vibrant waterside public space, successfully integrated with the new Northwich Quay marina providing 40 moorings, a new 18,000sqft Waitrose food store, with phase 2 of the scheme providing waterfront restaurant, a bar and 58 apartments as well as being a catalyst for further development south of the town centre.

Description

The subject site has a total area of approximately 3.01 acres (1.22 hectare). It is bounded by Navigation Road to the west (from where it is accessed at multiple points), the A533 Chester Road to the north and the River Weaver to the east.

Accommodation

The site includes a number of buildings which were most recently used by the Canal & River Trust for office and operational purposes, including:

- Weaver Navigation Office building – circa 14,327sqft (1,331sqm)
- Repair shed – circa 13,790sqft (1,281sqm)
- Cutting shed – circa 3,850sqft (357sqm)
- Navigation House and Stable block – circa 2,777sqft (258sqm)

In addition to the above are areas of concrete surfaced yards and carparking.



Planning - The site includes a number of Grade II listed buildings and it is also situated within the 'Northwich Conservation Area'. Further details in this regard are contained within the data room.

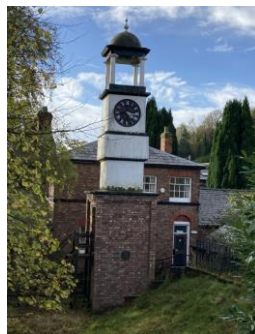
The site is believed to be suitable for a range of uses, subject to securing the appropriate consent/s from the local planning authority (LPA), Chester & Chester West Council. Interested parties are required to undertake their own enquiries with the LPA.

Tenure - Freehold under title number CH575147. There is a right of way through the site in favour of an adjacent land user, secured by way of a 25 year lease agreement. This right of way and use of a circa 20m x 20m compound must be maintained for the period of the agreement, although they are capable of being realigned/transhipped.

Site information - Access to the data room containing the following information is available upon request:

- Title Information
- Planning Information
- Phase I site investigation report
- Japanese Knotweed report
- Heritage Assessment
- Topographical Survey
- Flood Risk Assessment
- EPC's
- Ecology Report
- Drainage Report
- Utilities Report
- Design Guidance
- Right of way/compound lease

Offers - The site is offered For Sale by way of private treaty. The vendor will consider both conditional and unconditional offers. Offers should be received by 5pm on Thursday 16th March 2023 ([View Offer Requirements Here](#))



Viewings strictly by appointment only
with the joint agents

Simon Heather

+44 (0)7802 332 939
simon.heather@sw.co.uk



Jonathan Stanlake

+44 (0)7836 785 627
jonathan.stanlake@avisonyoung.com



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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

January 2023

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