



LEIGHTON GREEN CREWE CW1 3GN

Residential Development Opportunity – 400 Residential Units with Outline Planning Permission



Overview

- Substantial residential development opportunity.
- Outline planning permission granted for 400 new homes (Cheshire East Council planning ref: 19/1371N – granted January 2022).
- Located within the established residential market of Crewe in South Cheshire.
- Situated to the north-west of Crewe within the 'Leighton West' development areas and on the edge of the settlement boundary.
- The area to be sold extends to approx. 16.26 ha (40.19 acres).
- Site will be sold with direct access onto a new road network and with a 'turn-key' drainage solution.
- Largely level and attractive site.
- Freehold for sale via Informal Tender as a whole.

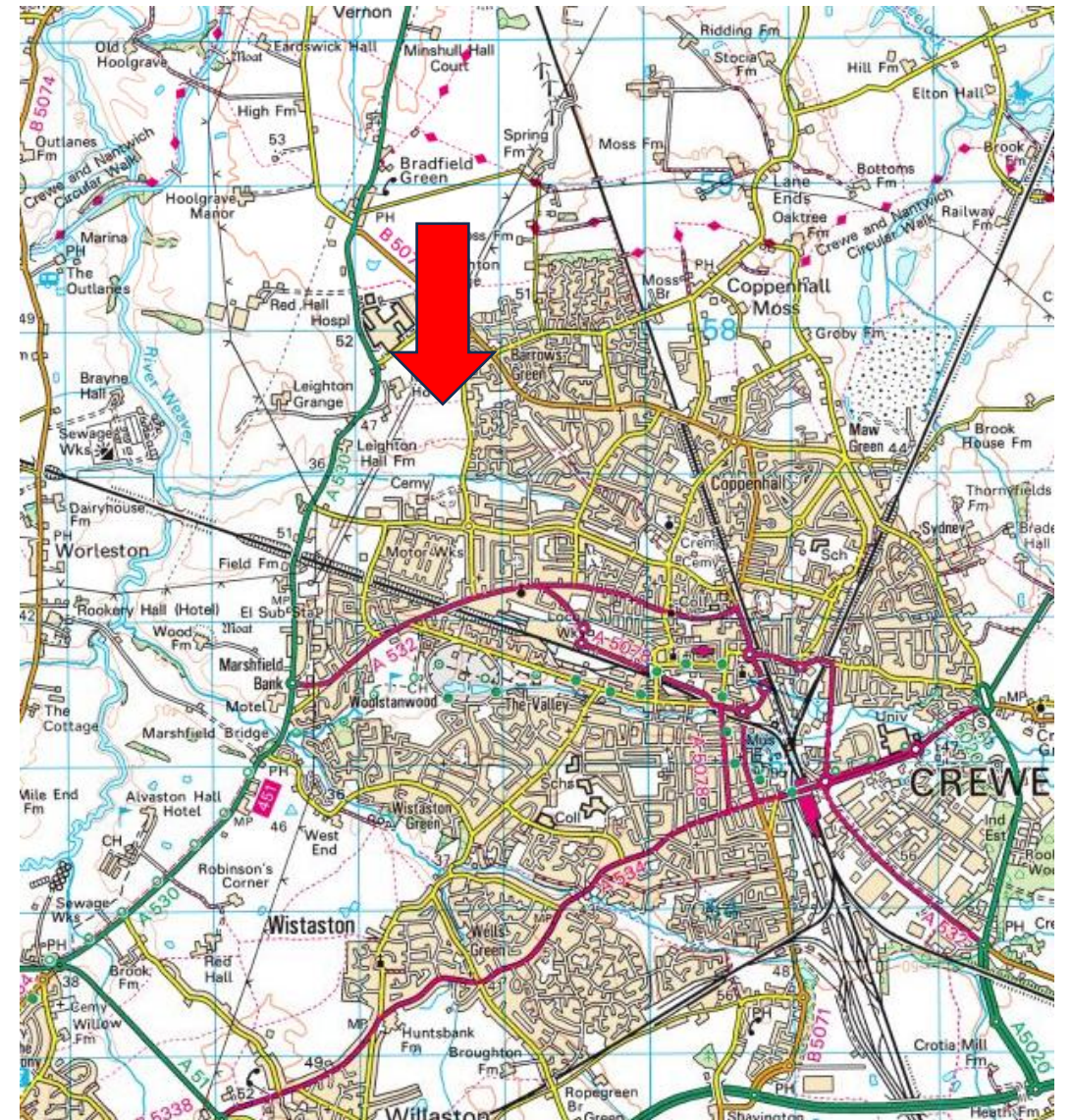
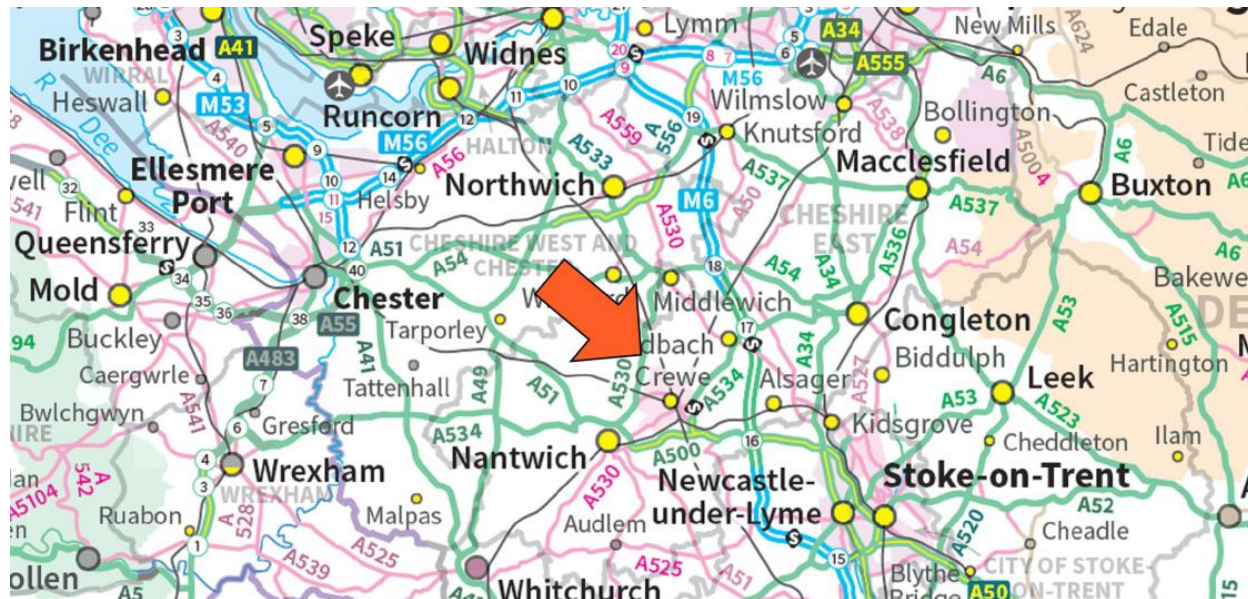


Location

Crewe is located within South Cheshire approx. 24 miles south-east of Chester, 22 miles south-west of Macclesfield, 16 miles north-west of Stoke-on-Trent and 39 miles south of Manchester.

Crewe has excellent transport links having access to the M6 Motorway at Junctions 16 and 17, both approx. 7 miles distant. It also has a mainline railway station which sits at the junction of six rail lines and is the only station on the mainline connected to all national and regional capitals.

Historically a railway town, Crewe has grown and evolved into a modern town and remains highly regarded for its skilled engineering workforce. Although best-known today for being home to Bentley Motors, Crewe is also home to Alstom, Atos, Fujitsu and Radius Payment Solutions.



Situation

Leighton Green is located to the north-west of Crewe on the edge of the settlement boundary, approximately 2 miles north-west of Crewe town centre and 4.5 miles to the north-east of Nantwich town centre.

The immediate area is semi-rural with agricultural land to the north and west and residential to the east. To the south is amenity land and a cemetery.

The main access to Leighton Green will be via a new roundabout constructed as part of Cheshire East Council's circa £30 million new road scheme known as the North West Crewe Package (opening June 2024). The new roundabout forms part of a spine road serving development areas within Leighton West.

Description

Leighton Green extends to a total area of approx. 16.26 ha (40.19 acres), providing a largely level development site intersected by the North West Crewe Package road scheme (the areas stated exclude land occupied by the new road).

Whilst the development area is greenfield, it is situated adjacent to a former landfill with the development's amenity and ecological areas sited on the former landfill itself. Further details including Technical Reports are available within the Data Room.

Surface and foul water drainage infrastructure for Leighton Green has been incorporated into the design and build for the North West Crewe Package scheme. This drainage infrastructure will be built to an adoptable standard with 'as built' plans provided by the Council once the North West Crewe Package scheme has been completed. Further details including Technical Reports are available within the Data Room.



Planning

Leighton Green is located within Cheshire East Council's jurisdiction and has outline planning permission for a residential development of up to 400 dwellings under planning permission reference 19/1371N – granted 7 January 2022. Further details are available within the Data Room.

The site sits within the wider development area known as 'Leighton West' which will provide a total of 1,650 new homes, a local centre including shops, primary school, a network of open spaces together with expansion land for Leighton Hospital. The context of the proposed housing delivery in the area is illustrated on the adjacent masterplan, inclusive of the Leighton Green planning red line.

Section 106 Agreement

Under the outline planning permission, there is a requirement for the development to enter into a Section 106 Agreement before development can commence.

The key components of the Section 106 Agreement are as follows:

- 20% affordable housing across the site.
- Financial contributions – the full detail of all contributions is set out within the Decision Notice and the main provisions which cover the site are as follows:
 - Education - £1,488,500
 - Health - £40,000
 - Indoor Recreation - £71,500
 - Highways Contribution - £5,500 per dwelling ($£5,500 \times 400 \text{ units} = £2,200,000$)
 - Highways Contribution to Leighton Hospital Link - £100,000
 - Travel Plan Monitoring - £5,000



VAT

The vendor has not opted to tax the property.

Tenure

Leighton Green is held Freehold.

Bidding

The vendor shall be offered the property via an Informal Tender disposal and offers are invited for the freehold interest.

Vendor's Costs

The purchaser is to contribute towards the vendor's costs for a sum equal to 3% of the price offered, subject to a maximum of £20,000 plus VAT. This is payable on completion in addition to the agreed purchase price.

Disposal Process

Interested parties must submit their offers in writing to Sanderson Weatherall to include, as a minimum: identity of purchaser, offer level and payment profile, indicative layout plans, confirmation of funding, estimated timescales (exchange/completion) and confirmation of any conditionality attached to the offer. The vendor reserves the right not to accept the highest, or any offer received.

Further Information

Further details, including various Technical Reports, are available via the Data Room. Bidders are expected to have reviewed all the information in the Data Room prior to submitting a bid. Please contact the Sole Agents for access to the Data Room.





Contact

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