



Wright Marshall
Estate Agents

LAND AT 52 HIGH STREET , WINSFORD,

CW7 2AD



Of Interest To Developers - An excellent opportunity to acquire a site with Outline Planning Permission to demolish the existing building and erect up to 14 apartments. Enjoying an excellent location in the town centre adjoining High Street and Church Street.

GUIDE PRICE - £300,000 - £350,000

Wright Marshall have been favoured with instructions to offer this excellent development opportunity of a site which is located in Winsford Town Centre adjoining the High Street and Church Street, an area which is predominantly of a residential nature but with the High Street having the benefit of a large number of residential office and retail outlets, while the main shopping centre lies a short walk to the south of the High Street.

GUIDE PRICE - £300,000 - £350,000

LOCATION

Winsford is a town that has been the recipient of significant investment in recent times. There is a superb state of the art leisure centre/community facility that includes swimming pool, squash courts, cafe, bar and meeting rooms. Winsford town centre itself has an array of both national chain and local independent stores and the Asda Supermarket provides for those day to day requirements. The area as a whole is noticeable for its excellent links to transport with many major road networks being within close proximity. Winsford also has its own railway station and much employment in the area is provided by the regional Police Headquarters that are found within less than 5 minutes drive.

PLANNING PERMISSION

Outline Planning Permission was granted by Cheshire West and Cheshire Council under Application 18/02569/OUT on 20th June 2020. A copy can be found on the Cheshire West website and is also available for inspection at Agent's Tarporley office.

Special attention is drawn to the conditions and reasons as stated within the approval which incorporates standard requirements to agree with connection to the services, highways, demolition of the property which currently is attached to the adjoining owners property as well as requiring 30% of the houses to be affordable units with arrangement required for transferring to an Affordable Housing Provider or for the management of the affordable housing.

The successful purchaser will be responsible for submitting their own detailed application and the Outline Approval provides an indicative scheme of a proposed layout.

SERVICES

We understand that mains water, electricity and drainage are available.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

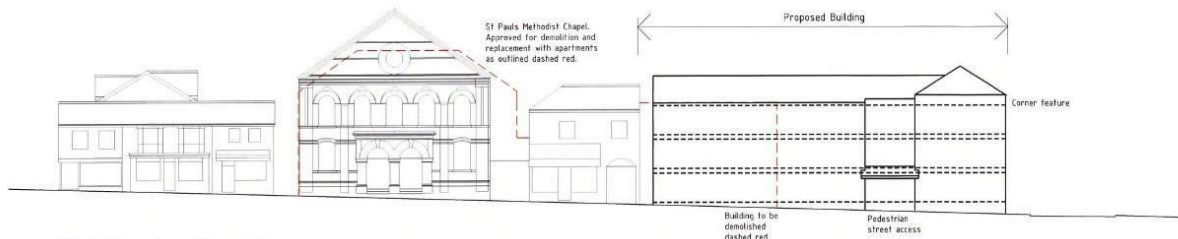
The land is sold subject to all existing easements, wayleaves and rights of way whether specified or otherwise.

VIEWING

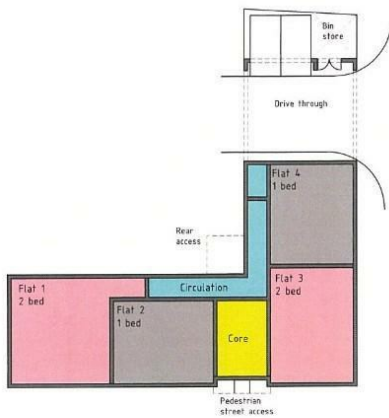
By appointment with the Agents' Tarporley office.

TENURE

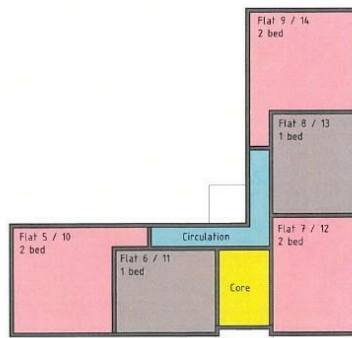
We are informed that the tenure is freehold with vacant possession on completion.



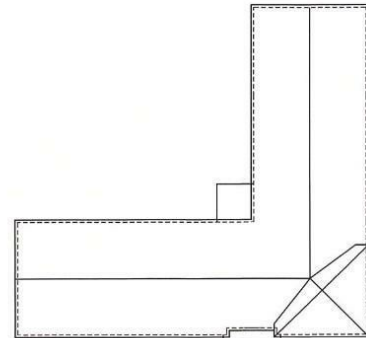
High Street - Street Scene



Proposed Ground



Proposed First & Second



Proposed Roof

SCALE 0 2 4 6 8 10 12 14 16 18 20
 1:200

drawing status **PLANNING**

revisions
 A 03/03/18 To client comments
 B 26/03/18 Parking provision increased
 C 15/04/18 Parking provision increased and building footprint updated



Site Edged Red =
1095 sqm



job no 577
 day no 201
 revision C

site name 41 to 48 & 50 to 52 High Street, Winsford
 des title Illustrative Proposed Block Plan

scale 1:200@a3
 date 27/04/18
 drawn by dc

darren curry

57 church street
 davenham
 northwich
 cheshire
 ch68 9nt

t 01856 351703 o 07586 204649
 www.darrencurryarchitects.co.uk
 www.darrencurryplanners.co.uk

architects

Illustrate Proposed
Block Plan





Wright Marshall
Estate Agents



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63 High Street
Tarpotley
Cheshire
CW6 0DR

www.wrightmarshall.co.uk
T. 01829 731300

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements