

FOR SALE

Development Opportunity in Northwich

Land on the South Side
of Chester Way,
Northwich,
CW9 5QF



FOR SALE: £400,000 OFFERS OVER

AUCTION DATE - 25TH JUNE 2025

0.25 ACRES (9,000sq/ft) - FREEHOLD SITE

PLANNING APPROVED FOR 3 STOREY APARTMENTS (9 APARTMENTS)

ALL ENQUIRIES

Contact

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Key Features:

- **Prime Location:** Strategically positioned on the south side of Chester Way, this 0.25-acre site (approx. 9,000 sq/ft) enjoys a central location in Northwich Town Centre, placing it within walking distance of retail, leisure, and transport links.
- **Approved Planning Permission:** Full planning consent has been granted for a three-storey apartment scheme comprising nine apartments – Planning Ref: 21/01860/FUL. The planning permission remains live due to initial groundwork already commenced on-site.
- **Freehold Title:** The site is offered on a freehold basis, providing full ownership and long-term development security.
- **Exceptional Investment Potential:** With planning approved and located in a high-demand town centre area, the site is ideally suited for residential developers or investors seeking an immediately actionable opportunity.
- **Auction Opportunity:** The site will be sold at auction on 25th June 2025, representing a rare opportunity to secure a consented residential development plot in a thriving Cheshire location.
- **Guide Price:** Offers over £400,000 are invited – a strong value proposition in one of Cheshire's most in-demand residential settings.

Location:

Situated in Northwich Town Centre, the site benefits from immediate access to a wide array of amenities including supermarkets, restaurants, leisure facilities, and public transport links. This highly convenient location ensures strong appeal for future residents and excellent resale or rental potential for developers. Northwich's ongoing regeneration and investment activity only enhances the site's long-term value.

Investment Opportunity:

This 0.25-acre freehold site presents a compelling opportunity for residential developers or investors. The combination of live planning permission for nine apartments, a prime town centre position, and auction availability offers the chance to capitalise on a development-ready plot with minimal delay.

Price:

With offers over £400,000 invited, this freehold development site represents exceptional value for a prime opportunity in the heart of Northwich. Benefiting from approved planning permission for a three-storey apartment block comprising nine high-specification units, the site is ideal for developers seeking a ready-to-build scheme in a growing Cheshire town. The auction is scheduled for 25th June 2025, providing a time-sensitive opportunity to acquire a well-positioned site with strong potential for capital uplift and rental income.

Development Potential:

This 0.25-acre freehold site offers a shovel-ready opportunity for residential development in a highly sought-after town centre location. With full planning permission approved for a three-storey apartment block comprising nine high-quality residential units (Planning Ref: 21/01860/FUL), the groundwork already commenced ensures the planning status remains live. Situated in the heart of Northwich Town Centre, the site benefits from strong local demand, excellent connectivity, and access to amenities – making it ideally suited for build-to-sell or build-to-rent strategies. Its central location and planning status combine to create an exceptionally rare and valuable opportunity for developers looking to deliver immediate returns.



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2/F Plan 1:100

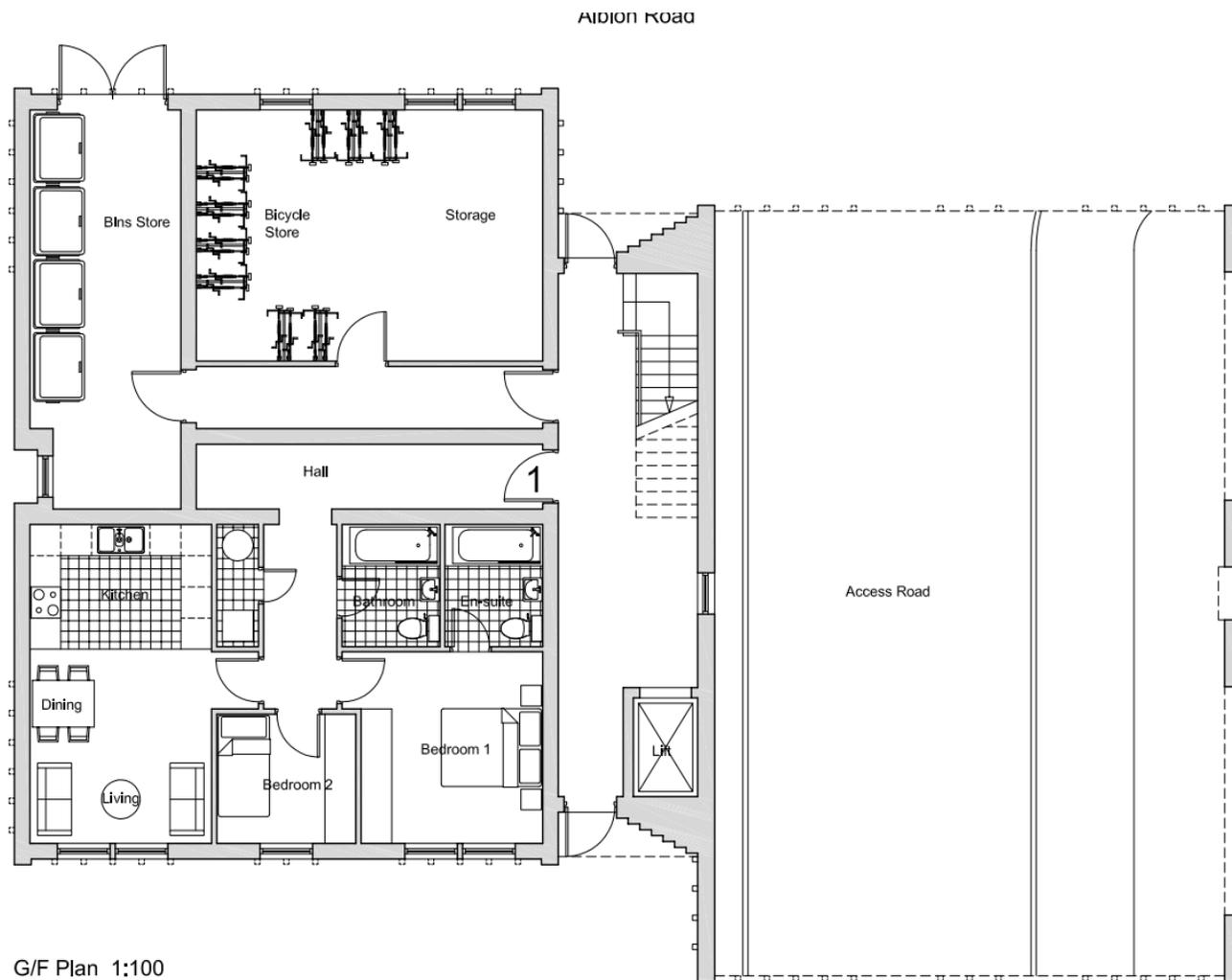
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G/F Plan 1:100

Scale Bar 1:100



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VIEWING / FURTHER INFORMATION

Viewing is strictly by prior appointment with sole agents,
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