



FOR SALE - Residential Development Site
Land at Priory Meadow, Runcorn, WA7 2BN



Overview

- Residential development opportunity
- Allocated for 158 units (Policy R74 of Halton DALP adopted 2nd March 2022)
- Located within the established residential market of Runcorn, equidistant between Runcorn Town Centre and Daresbury
- Positioned circa 2 miles from the western boundaries of the civil parish of Sandymoor
- Attractive parkland setting, immediately to the north east of the Bridgewater Canal and to the west of Norton Priory Museum and Gardens
- Area to be sold extends to approx. 13.54 acres (5.48 hectares) with the total site area being approx. 18.6 acres (7.54 hectares) inclusive of additional land available under license for SuDS, BNG and the accessway
- Subject to Planning offers invited



Location

Runcorn is a North Cheshire Town situated on the southern bank of the River Mersey approx. 8 miles south-west of Warrington, 17 miles south-east of Liverpool and 30 miles south-west of Manchester.

Runcorn has excellent transport links having access to the M56 Motorway at Junction 11 and 12, both approx. 3 miles distant.

Access to the Mersey Gateway Bridge is approx. 2 miles north west of Priory Meadow.

Runcorn railway station is located on the West Coast Mainline, providing access to Liverpool Lime Street, London Euston, Chester and Birmingham New Street every hour.



Situation

Priory Meadow is located to the north-east of Runcorn, approximately 2.5 miles east of Runcorn Town Centre and approximately 2 miles to the north west of Daresbury Village.

The immediate area is predominantly residential with the site located immediately to the north east of the Castlefield's area. The site itself is bounded by the Daresbury Expressway to the north, Norton Priory Museum and Gardens to the east, the Bridgewater Canal to the south and the former Runcorn New Town Busway to the west.

The main access to Priory Meadow is proposed to be via the former Runcorn New Town Busway, which is accessible via Astmoor Road.

Norton Priory Access Road

The successful developer will be required to build a new access road, linking the new estate roads created, as part of the development to Norton Priory. This private road is expected to be completed in advance of occupation of any dwellings, but construction to base course would be acceptable if this corresponds to the status of the new estate roads when the first house is occupied.

Planning

The site is allocated for a notional capacity of 158 dwellings under Policy R74 Residential Development in the 2022 Adopted Delivery and Allocations Local Plan (DALP). Whilst the indicative scheme is for 2-3 bedrooms dwellings, offers are invited for schemes proposing varying unit types and sizes.

It is expected that the preferred bidder will submit a pre-application enquiry and progress planning discussions with the Local Planning Authority in tandem with contract negotiations with the sale completing on grant of planning permission and completion S106/S111 agreements.

Further details are provided within the Development Brief (see Data Room).

Description

Priory Meadow extends to approx. 13.54 acres (5.48 hectares) with an additional 5.06 acres (2.04 hectares) available under license for BNG, open space and the access road. It is a largely greenfield development site albeit the most southerly section was previously occupied by the sports fields in connection with the former Norton Priory County High School. The site currently provides informal open space and woodland.

Priory Meadow sits within an attractive parkland setting which includes Haddock's Wood Pasture Local Wildlife Site forming part of Runcorn Town Park. A considerable extent of woodland, situated outside the developable areas of Priory Meadow, is to be retained by the seller following the completion of the development, to be used as public open space. This is shown on the disposal plan.

It is anticipated that SuDs and BNG areas will be sited within land retained by the seller with works undertaken by the successful bidder under license. Further information is available within the Development Brief (see Data Room).



VAT

VAT is not applicable on the purchase price.

Bidding

Subject to planning offers for the Freehold interest of the site are invited for the whole. Bids to be received by **12:00 Midday Friday 15 May 2026.**

Vendor's Cost

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 £40,000 plus VAT. This is payable on completion, in addition to the agreed purchase price.

Anti-Money Laundering

The usual Anti-Money Laundering Regulations checks will be required from the successful purchaser.

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, detailed layout plans, planning strategy, confirmation of funding, timetable for planning milestones (e.g. pre-app meeting with LPA, planning application, planning permission granted) and confirmation of all conditionality attached to the offer. If an offer is submitted subject to confirmation of costs for abnormals, full details of the abnormal costs must be summarised.

All offers must provide satisfactory evidence of compliance with the Minimum Requirements set out within the Development Brief (see Data Room). The vendor reserves the right not to accept the highest, or any offer received.

Further Information

Further details and sales pack, including various technical reports are available via the Data Room. Please contact the Sole Agents for access to the Data Room. Bidders are expected to have reviewed all the corresponding information in the Data Room prior to submitting a bid.





Contact

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