



For Sale

Residential Development Opportunity

**Land at 'Weaver Shipyard', Saxons Lane, Northwich
CW8 1LB**

- Attractive waterside setting with over 400m of river frontage
- Outline Planning Permission granted for 83 dwellings and refurbished marina
- Site Area Approximately 3.3 ha (8.15 acres)
- Final and Best Bids 1.00pm Thursday 20th June 2024

Overview

We are inviting offers for a residential development opportunity of the 'Weaver Shipyard' which has outline planning permission for up to 83 no. dwellings. The site has over 400m of outstanding waterside frontage on the River Weaver in a tranquil woodland setting in close proximity to Northwich town centre.

Location

The site is located on the southern edge of the Northwich urban area on land to the south of Saxons Lane and to the west of the River Weaver. Marshall's Arm Local Nature Reserve lies to the west with informal woodland to the south. The eastern boundary of the site is bound by the River Weaver with over 400m of water frontage.

The area is well served by the local road network, with the A559 (Chester Road) to the north and the A556 (Manchester Road) to the north east, providing links to Chester and Manchester respectively.

Aerial Drone Footage is available via the following link:
<https://jll.box.com/s/qkyfwyqkphagly7fo159nqrz1i6mvotk>

The Property

The site extends to approx. 3.3ha and is currently used as a commercial shipyard and leisure marina comprising areas of hardstanding, open grassland and various buildings, workshops and machinery associated with marine maintenance. The site is generally flat with a 1m earth bund to the western boundary.

The site has a rich history and was used to build naval vessels including mine sweepers and submarine chasers during World War II. There are serviced moorings along the river bank and 2 inlets, which provide natural harbours for moored boats.

Access to the site is provided via Saxons Lane to the North. There will be agreements in place with a third party land owner to secure the land required to widen the existing single lane carriageway to an adoptable standard upon completion of the sale.

Planning

There is a resolution to grant outline planning permission for 'a mixed use development of existing shipyard to provide a leisure marina (encompassing moorings) and up to 83 no. Dwellings' subject to a Section 106 Agreement requiring the provision of 30% affordable housing and financial contributions totalling £4,700 per dwelling for allotments, education, greenspace, footpaths, play and sports; and a fixed contribution of £13,495 for Highways and a Monitoring Fee (Planning Reference No. 18/01170/OUT).

The Marina

The marina land will be sold as part of the development site. The outline planning approval for the site includes provisions for a new marina featuring up to 80 berths, along with the necessary associated facilities.

It is anticipated that a new planning application will need to be submitted if the marina is reduced in scale. Any strategy which incorporates a new marina must be allowed for in the planning strategy for the site.

Title

The property will be sold Freehold with rights retained to access the moorings on the river.

Offers

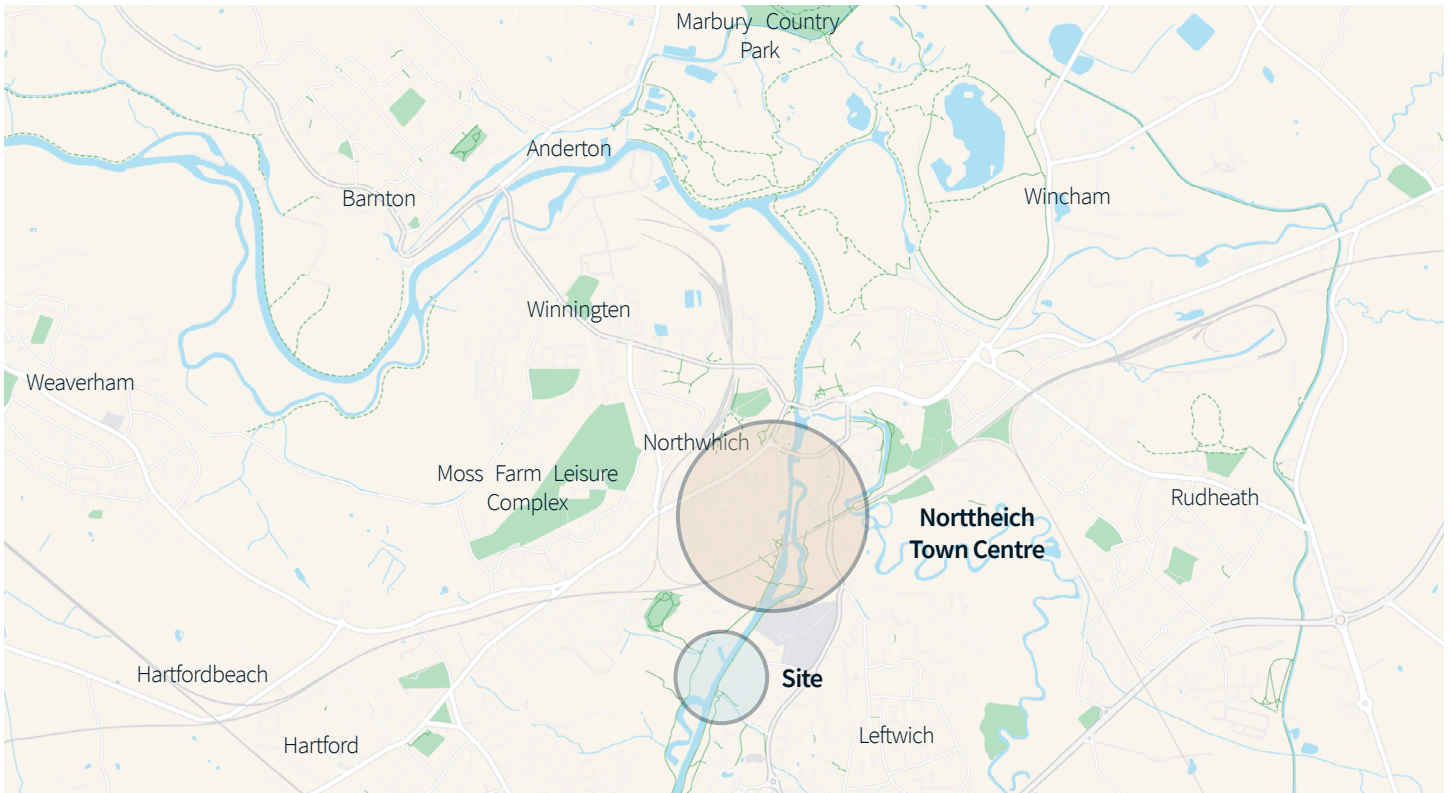
Both unconditional and conditional offers are invited via email to John.Lafferty@jll.com no later than 1.00pm Thursday 20th June 2024

Further Information

A link to an online data room hosting further information is available upon request. Please contact sole agents

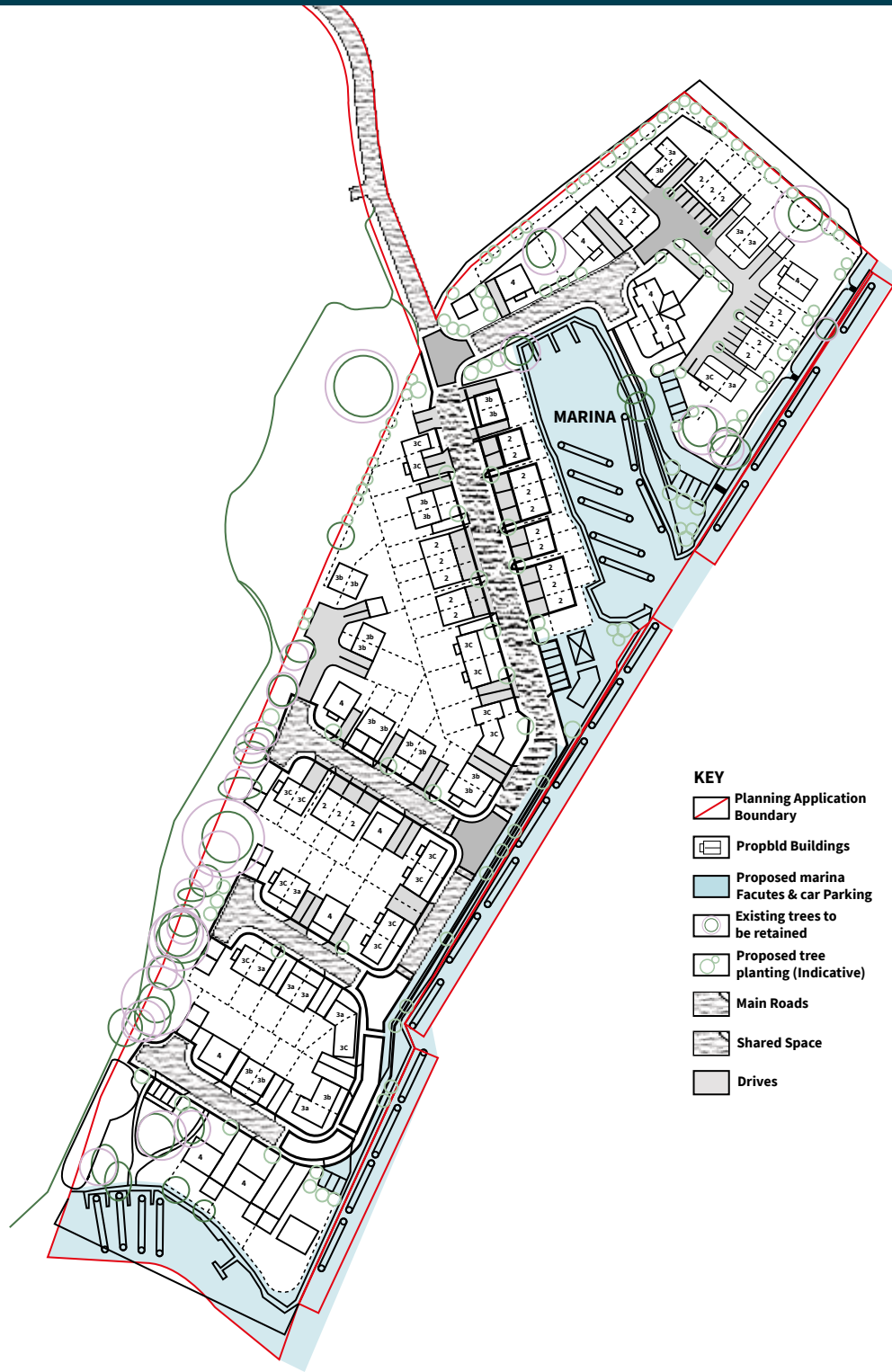


Location



Aerial View – From East of the Site





KEY

-  Planning Application Boundary
-  Propbld Buildings
-  Proposed marina Facutes & car Parking
-  Existing trees to be retained
-  Proposed tree planting (Indicative)
-  Main Roads
-  Shared Space
-  Drives

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