

WINWICK
ROAD WARRINGTON
WA2 8HZ

**FOR
SALE**

**4.92
ACRES**

(1.99 HECTARES)

**PRIME DEVELOPMENT/
STORAGE SITE**

WITH OUTLINE PLANNING
PERMISSION



Excellent Access
to M62 (J9) and
Town Centre



Outline Planning for
99,976 sq ft (9,288 Sq m)
Warehouse/Industrial



Detailed Planning for
**New Unfettered Signaled
Access Junction onto A49**



Potential for Industrial
Opens Storage (IOS)

A49 Winwick Road

◀ To Liverpool

To M6 & Manchester ▶

EVRI
delivery made for you

NEXT
Distribution Centre

B&Q

AAH

Jct 9

M62

Junction 9
Retail Park

great bear

THE WINWICK ROAD SITE

FUSION
UTILITIES
Burdens
BUILT ON SERVICE

bensons
for beds

Royal Mail
Rail Terminal

Jollies Pets

the RANGE
Home, Leisure & Garden

MKM

HALLIWELL JONES

Royal Mail

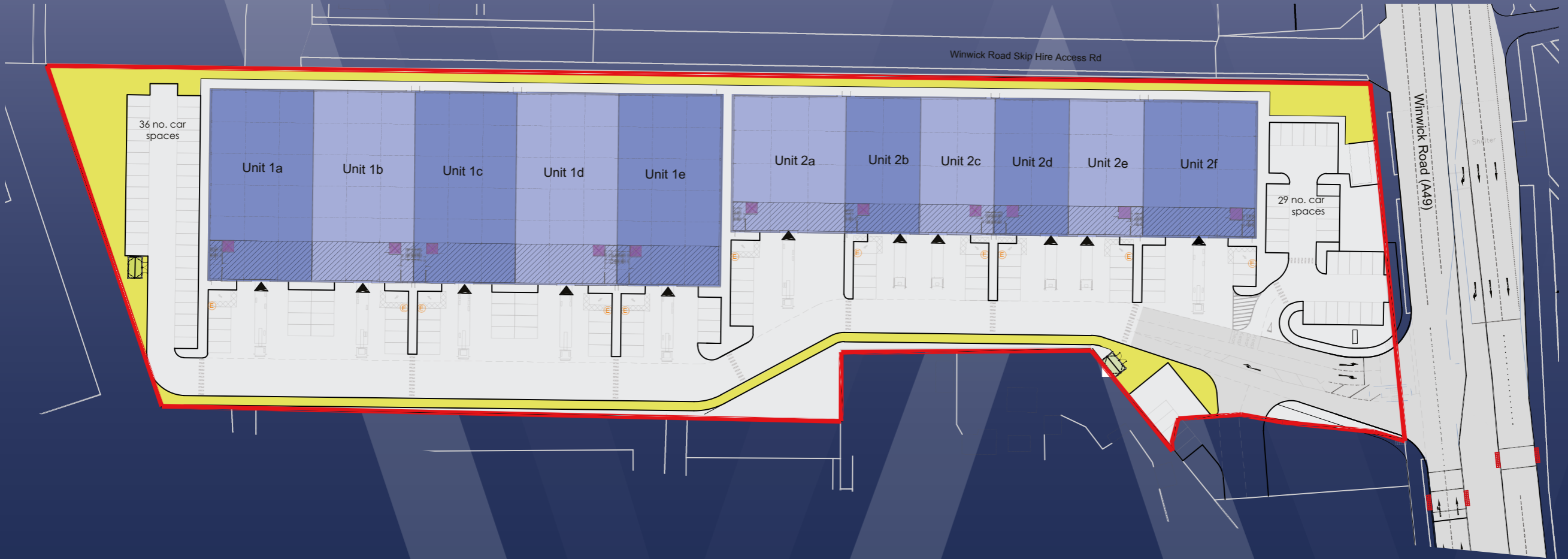
EURO
CAR PARTS

A49

McDonald's

Kerfoot Street

INDICATIVE SCHEME 1



99,976 sq ft
(9,288 Sq m)
Warehouse/Industrial Space

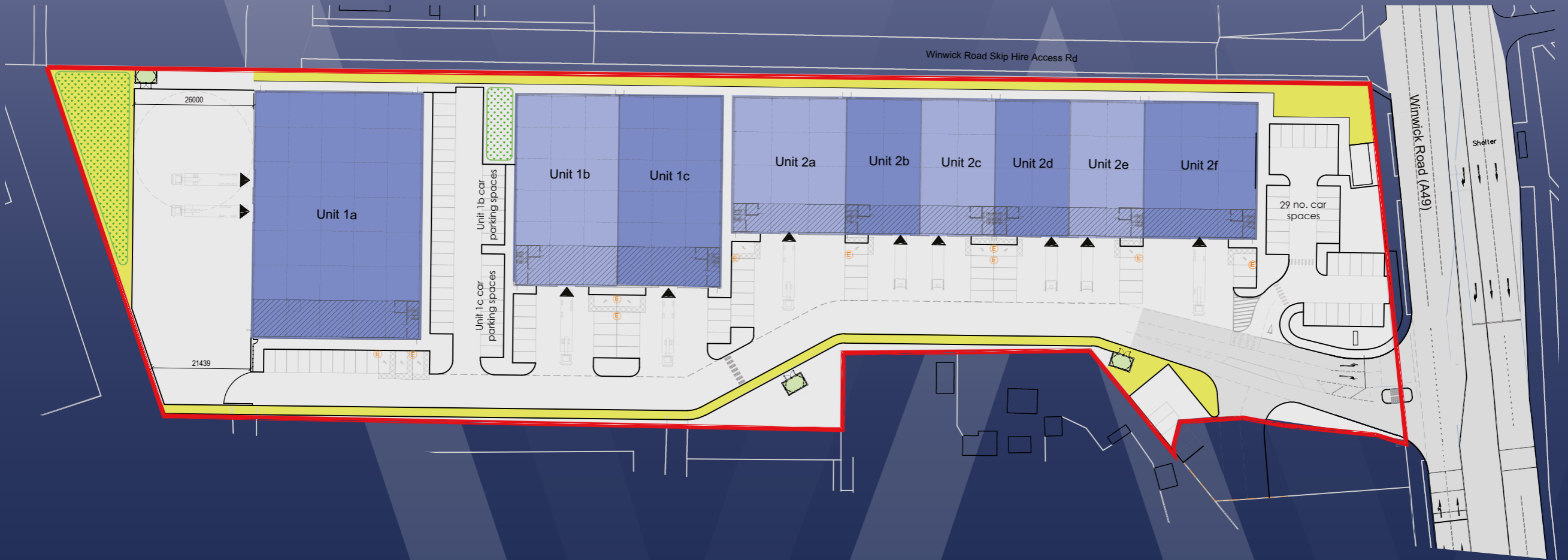


145
Parking Spaces
inc. 11 Accessible



Detailed planning for new
Two way access
onto Winwick Road

INDICATIVE SCHEME 2



88,790 sq ft
(8,249 Sq m)
Warehouse/Industrial Space



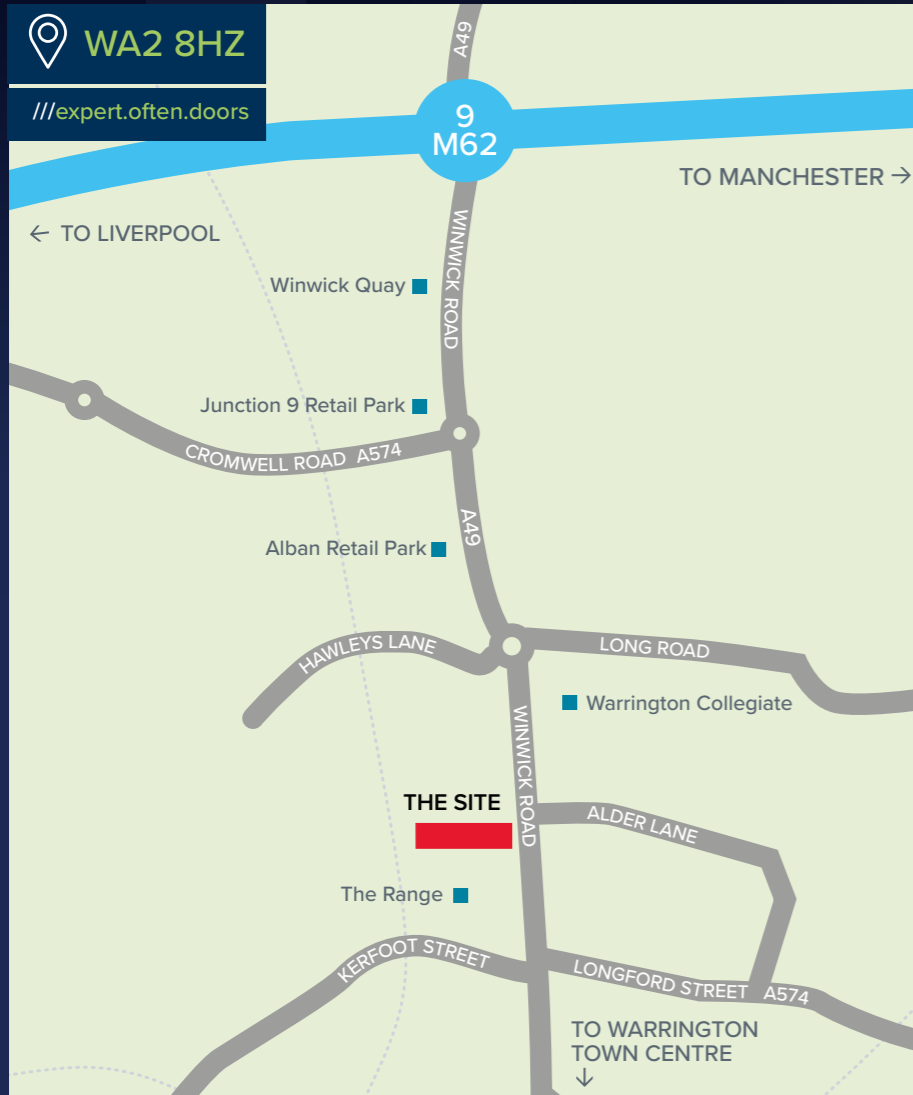
124
Parking Spaces
inc. **11 Accessible**



Detailed planning for new
Two way access
onto Winwick Road

LOCATION

The site is extremely prominently located fronting the A49 Winwick Road, which connects to Junction 9 of the M62 1 mile to the North and continues South Into the centre of Warrington approximately 1 mile away.



The **M62** provides excellent access to Liverpool to the West and Manchester and the **M6** to the East.



Connection to the rail network is **2 miles** to the South via **Warrington Central** and **Warrington Bank Quay** stations and benefits from regular services to Liverpool, Manchester and the West Coast Mainline.

Occupiers In the Immediate vicinity Include:





WINWICK ROAD WARRINGTON WA2 8HZ

FURTHER INFORMATION

TERMS

The site is available for sale with outline planning permission.

RATES

Business rates are payable at the prevailing rate, for further information contact Warrington Council.

LEGAL FEES

Each party shall be responsible for their own fees incurred in any transaction.

VAT

All figures quoted and subject to VAT at the prevailing rate.

DATA ROOM

Further information is available in the data room. Please contact the joint agents for access.

PLANNING

Full details on the Outline Planning Permission can be found using the reference 2025/00908/OUTM.

CONTACT

For further information or to arrange a viewing please contact the joint agents:

Alex Palfreyman

T 0161 277 7231

M 07870 999 773

E APalfreyman@savills.com

Jonathan Thorne

T 01925 320 520

M 07738 73 56 32

E jon@b8re.com

Savills Manchester

savills.co.uk



0161 236 8644



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. April 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk