

FOR SALE

BENNETT'S LANE
Widnes **WA8 0RF**

Strategic 48.54 Acre Site

> Substantial Utility Supplies To Site

> Excellent Re-Development Opportunity



New Mersey Gateway Bridge

Silver Jubilee Bridge

Tesco Distribution

Venture Fields Retail & Trade Park

Eddie Stobart Logistics

Widnes Vikings Stadium

JLR

River Mersey

To J11 & J12 M56

Tesco Extra

Widnes Town Centre & Market

Saffil Ltd

A557 Watkinson Way

To J7 M62

Kammac

NHS Supply Chain



Fiddlers Ferry Power Station Redevelopment

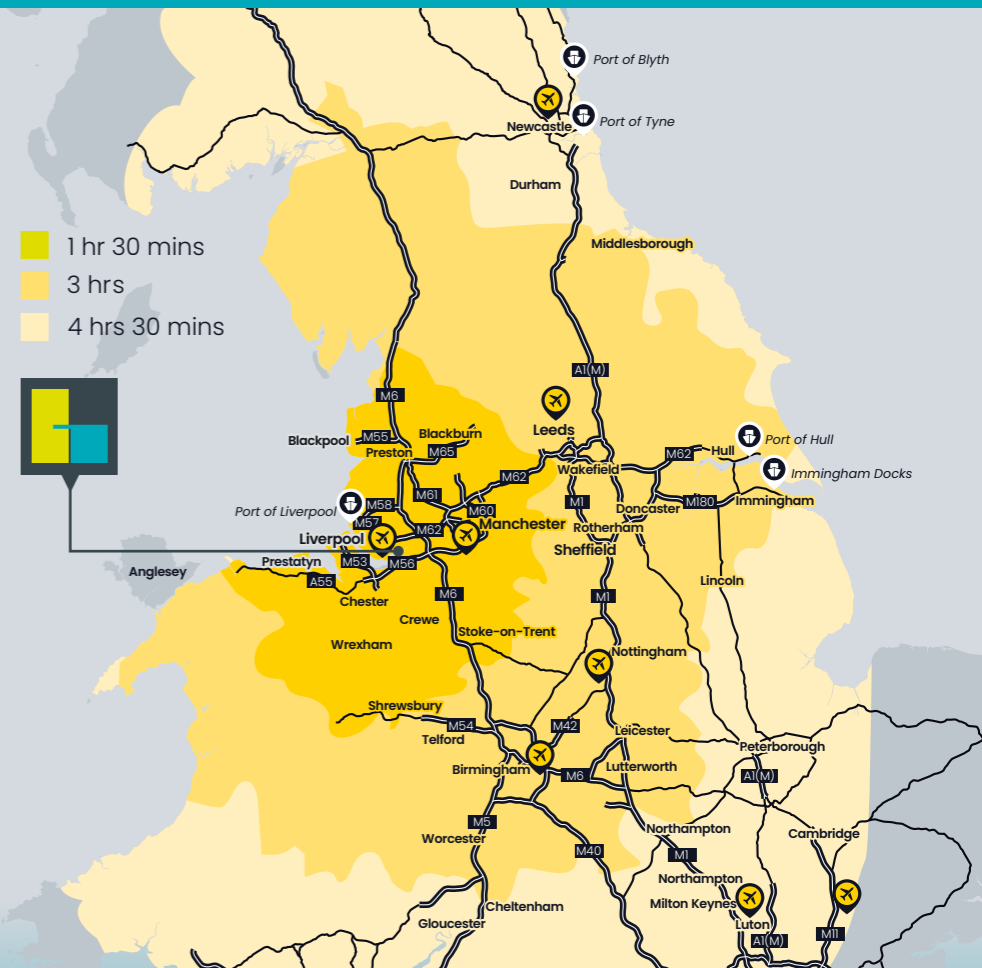
Parcel B

Parcel A

Battery Storage Site

Bennett's Lane

Location



THE SITE IS LOCATED WITHIN WIDNES, IN THE BOROUGH OF HALTON.

The town centre is located approximately 2 miles to the west, Runcorn lies approximately 2 miles to the south across the River Mersey, while Warrington is located c.5 miles to the east. Liverpool city centre is located c.15 miles to the west.

The site is well positioned for the motorway network with J7 of the M62 approximately 3 miles to the north and J12 of the M56 6 miles to the south.

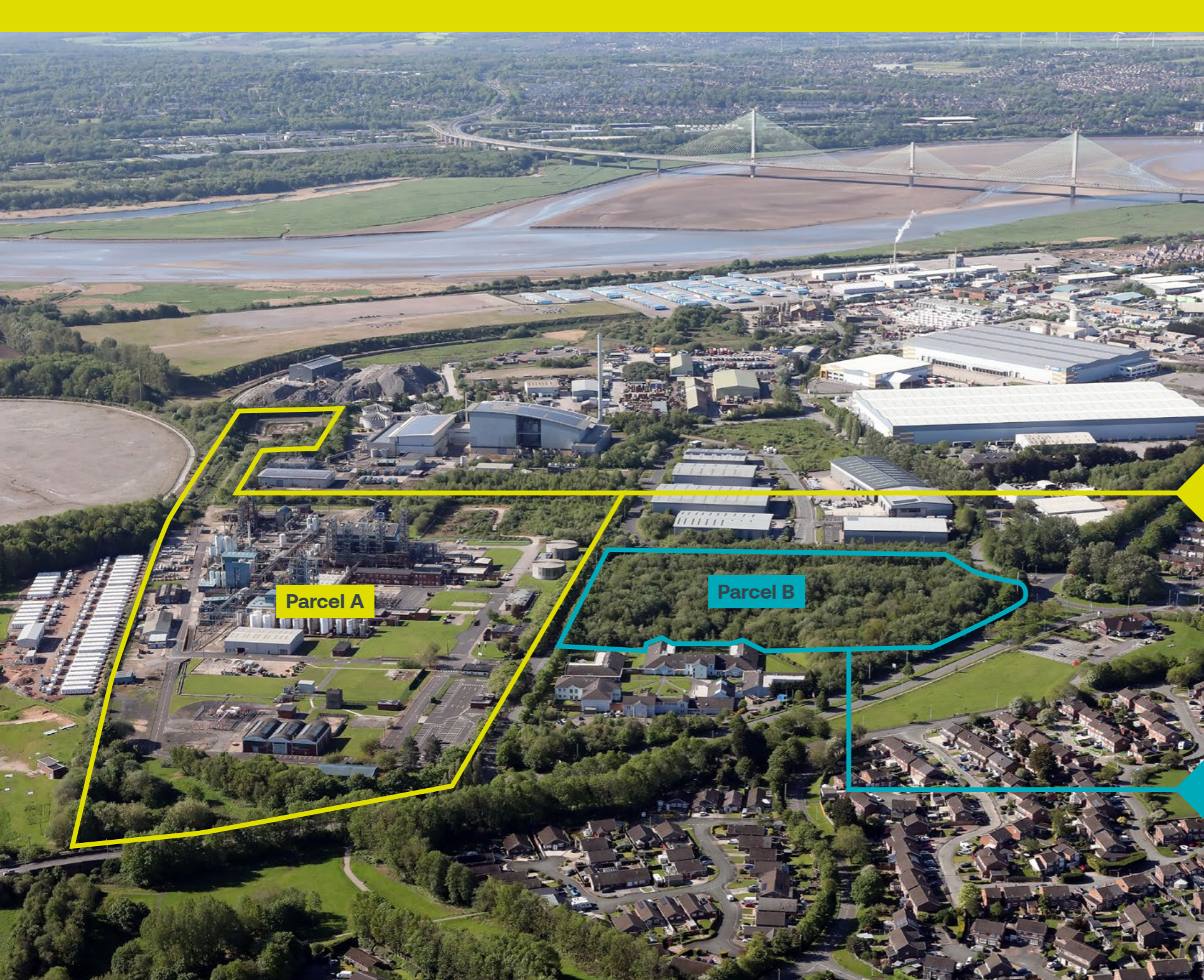
The surrounding land uses are predominantly industrial with residential to the north. Located at the

eastern boundary is a battery storage facility which is currently being installed, and Fiddlers Ferry which is in the process of being demolished.

Peel is redeveloping the Fiddlers Ferry site into a mixed-use development comprising c.860 homes, a primary school, health centre, and c.4 million sq ft of employment space. The first phase of the Fiddlers Ferry masterplan was approved in May 2025 and will deliver over 130,000 sq m of employment floor space for both industrial and distribution uses.



HGV Drive Times	Miles	hrs/mins
M62 Junction 7	3	6 mins
M56 Junction 12	6	11 mins
Liverpool John Lennon Airport	9	20 mins
Liverpool	12	27 mins
Manchester Airport	26	30 mins
Manchester	25	28 mins
Leeds	65	1 hr 14
Hull	119	2 hrs 30



The Site

THE SITE IS SPLIT INTO TWO LAND PARCELS SITUATED TO THE EAST AND WEST OF BENNETT'S LANE.

Parcel A

- Land to the east of Bennett's Lane comprises a regular shaped parcel of land extending to c. 39.40 acres.
- Secure fenced site with gatehouse entrance.
- Comprises a chemical facility with various equipment, buildings, and areas of hardstanding situated across the site.
- There is a reservoir situated to the southern most point of the site.
- There is a water borehole located within the northern part of the site.
- Access is taken from Bennett's Lane.
- Incoming power of 11kV and a water borehole on site.
- Parcel A is designated as a "Primarily Employment Area"

Parcel B

- Located to the west of Bennett's Lane comprises a rectangular shaped parcel extending to c. 9.14 acres
- Access from Bennett's Lane.
- Currently covered with self-seeded vegetation
- Parcel B is formally allocated for employment development within the adopted Local Plan.










Title

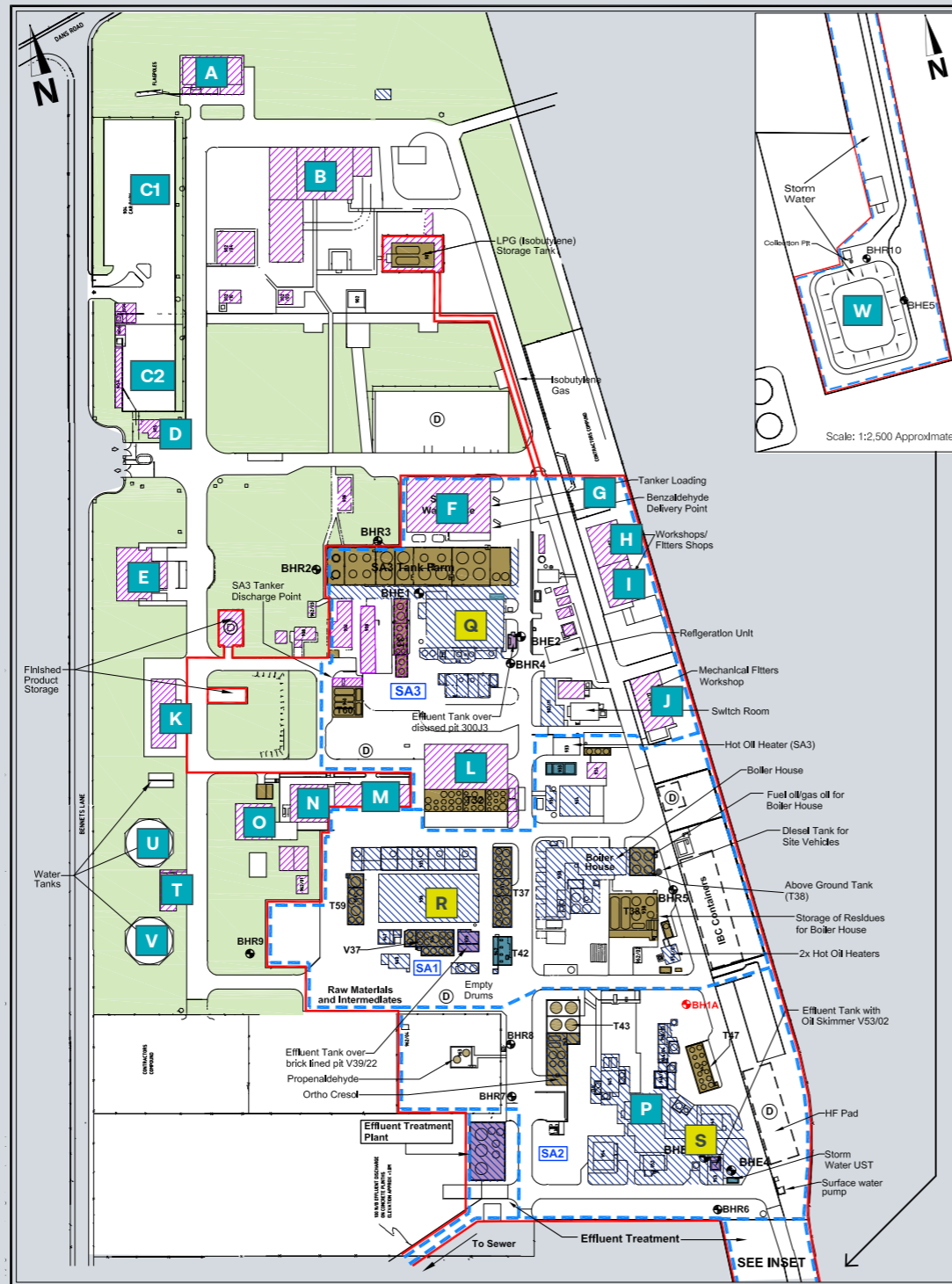
The western parcel is held under freehold ownership of Lanxess Chemical Limited - Title CH501762.

The eastern parcel is held under the freehold ownership of Lanxess Chemical Limited – Titles LA251123, CH481956, and LA220282.

Parcel A Site Plan

KEY :

-  Process Areas
-  Non-Process Areas
-  Grassed Areas
-  Drum Storage Area
-  Borehole from 2005 drilling
-  Above ground storage tank
-  Below ground storage tank
-  Trade effluent storage and treatment
-  Installation Boundary
-  Operational Site Areas



Ref	Description	Sq ft	Sq m
A	Old admin building	8,400	780.38
B	Old engineering workshop & offices	18,600	1,727.99
C1	Car park		
C2	Car park		
D	Gatehouse	1,800	167.23
E	Old canteen	4,000	371.61
F	Warehouse 2	9,950	924.39
G	Contractor offices	1,500	139.35
H	Maintenance offices and toilets	2,000	185.81
I	Maintenance workshop & stores	3,600	334.45
J	Contractor workshop & stores	3,600	334.45
K	Amenities/Laundry/First aid room	2,200	204.39
L	Warehouse 1	8,300	771.09
M	Admin offices/Meeting rooms/Toilets	7,300	678.19
N	Laboratories	8,200	761.80
O	Main control room	2,800	260.13
P	SA2 Control room	700	65.03
Q	SA3 process area (excl tank farms)	23,500	2,183.22
R	SA1 process area (excl tank farms)	72,000	6,689.02
S	SA2 process area (excl tank farms)	15,000	1,393.55
T	Fire deluge pump house		
U	Fire water tank	70,629.00 F ³	2,000.00 M ³
V	Fire water tank	70,629.00 F ³	2,000.00 M ³
W	Lagoon	141,258.00 F ³	4,000.00 M ³

An aerial photograph showing the Fiddlers Ferry Power Station Site, which includes several large cooling towers and a tall chimney stack. The site is situated on a riverbank. In the foreground, there is an industrial estate with several large warehouse-like buildings and a residential area with houses and trees. A semi-transparent white oval highlights the power station site. The text 'Fiddlers Ferry Power Station Site' is overlaid on the image. Below it, the 'BENNETT'S LANE' logo is visible, consisting of a yellow and blue square icon followed by the text 'BENNETT'S LANE'.

Fiddlers Ferry
Power Station Site

 BENNETT'S
LANE

The adjacent **Fiddlers Ferry Power Station Site** is being redeveloped to include 101 hectares of employment land and up to 860 homes, with 30% designated as affordable housing. This is in addition to over 130,000 sqm of employment floorspace across four units for both industrial and distribution uses.



BENNETT'S LANE

Widnes **WA8 0RF**

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Further Information

Terms

The site is available for sale Freehold on an unconditional basis.

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

Site information is available in a data room. Please contact the agents for access.

Contact

For further information or to arrange a viewing please contact an agent:

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