



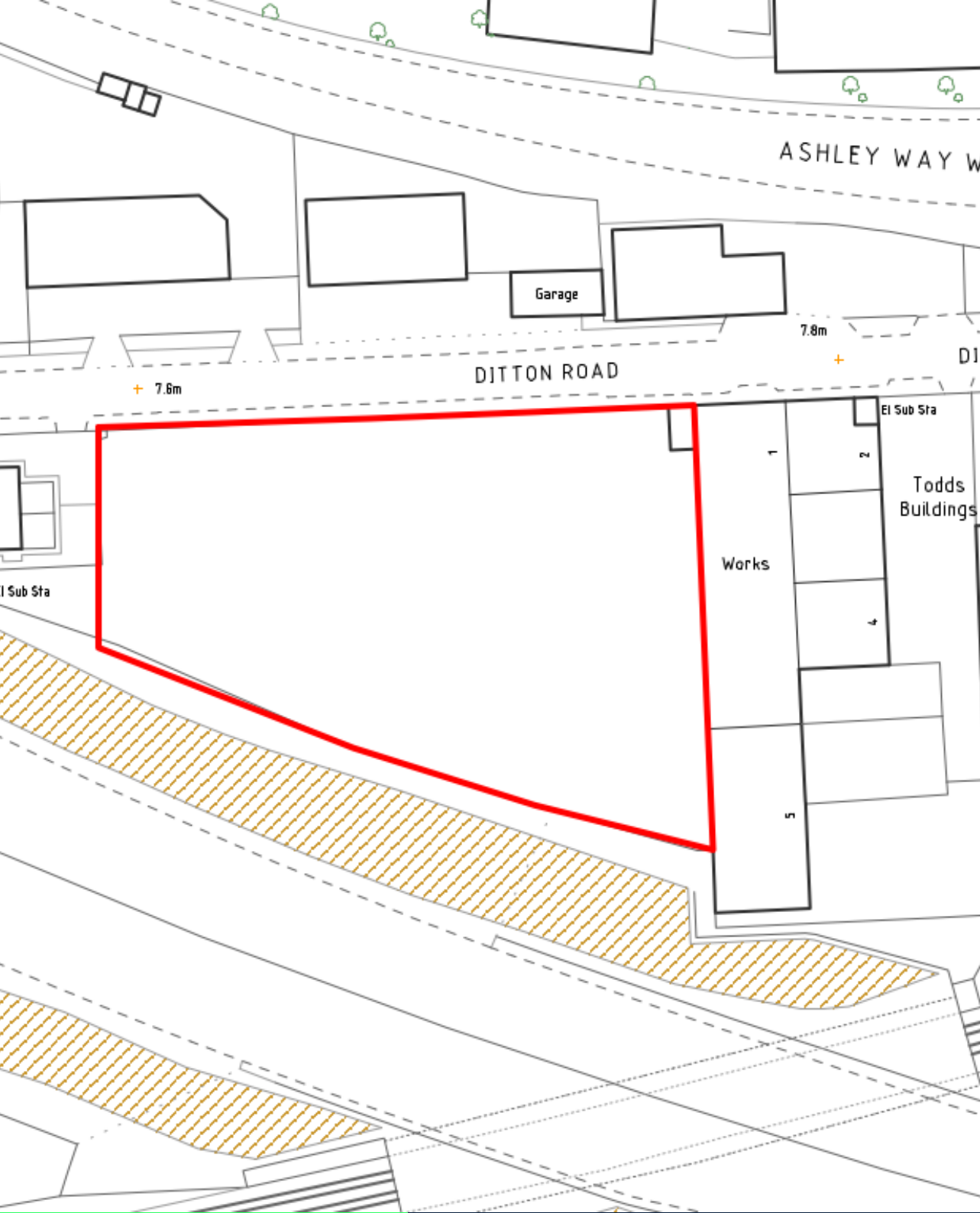
For Sale

Commercial Development Opportunity 1.52 acres (0.61 ha)

Land off Ditton Road East, Widnes WA8 0NS



Sanderson
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SW

Key points

- ▶ Cleared development plot extending to 1.52 acres (0.61 hectares) fronting Ditton Road East
- ▶ Prominent site with frontages onto the Mersey Gateway Bridge (A533) and Queensway (A557) approx. 0.5 miles to the south of the town centre
- ▶ Located in southern Widnes in established industrial commercial area
- ▶ Allocated employment land
- ▶ Suitable for a wide range of commercial uses subject to the necessary planning consents

Description

The site comprises a cleared development plot which is situated to the south of Ditton Road East, accessed off Ashley Way.

It is broadly regular in shape and level and provides a development opportunity for a range of commercial and employment uses (subject to the necessary consents).

Location

The site is well positioned within Widnes benefitting from direct access into the town centre via Victoria Road as well as Runcorn and Liverpool via the A562 / A533. Access to the National Motorway Network is provided by J7 of the M62, approximately 3 miles north of the property.

Widnes is well located between Liverpool and Manchester.

The immediately locality is generally characterised by a number of industrial occupiers along Ditton Road East including Faws Engineering, C&T car repair garage and Webster JR & Co hardware shop.



Site Area

1.52 acres (0.61 hectares)

Tenure

The site is to be sold on a Freehold basis. Further details in relation to the title are available upon request.

Guide Price

Contact the agents.

Planning

The Halton Unitary Development Plan Proposals Map (adopted in 2005) allocates the site within the 'Action Area' for regeneration in Southern Widnes. The Southern Widnes Action Area is proposed as an area of mixed uses.

The Halton Delivery and Allocations Local Plan was adopted in 2022 and identifies the site as being designated in a 'Primarily Employment (ED2, ED3)' area. Employment Development in Policy ED2 areas are described within the Halton Delivery and Allocations Local Plan 2014-37 as being acceptable in principle, including the expansion of existing businesses on the condition that the development is of high quality and does not have an unacceptable adverse impact.

We consider that the site is suitable for a number of commercial uses, subject to securing the necessary planning consents.



Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The property will be exempt from VAT where applicable.

Rateable Value

Business rates are to be separately assessed upon completion of development on site.

Vendor's Costs

The Purchaser is to contribute towards the Vendor's costs for a sum equal to 3% of the price offered, subject to a minimum of £4,000 plus VAT. This is payable on completion, in addition to the agreed purchase price.

Viewings

The site can be viewed from the road. Please contact the Agents if you would like an accompanied viewing.



Disposal Process

Interested parties must submit their offers in writing to Sanderson Weatherall to include, as a minimum, the following information:

- Identity of purchaser
- Offer level
- Estimated timescales (Exchange / completion)
- Confirmation of any conditionality attached to the offer

The Vendor reserves the right not to accept the highest, or any offer received.



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For further information
regarding this opportunity or
to arrange a viewing please
contact the sole agents:

▶ Rachel Carter
07702 516493
rachel.carter@sw.co.uk

▶ John Goodchild
07921 232209
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July 2026