

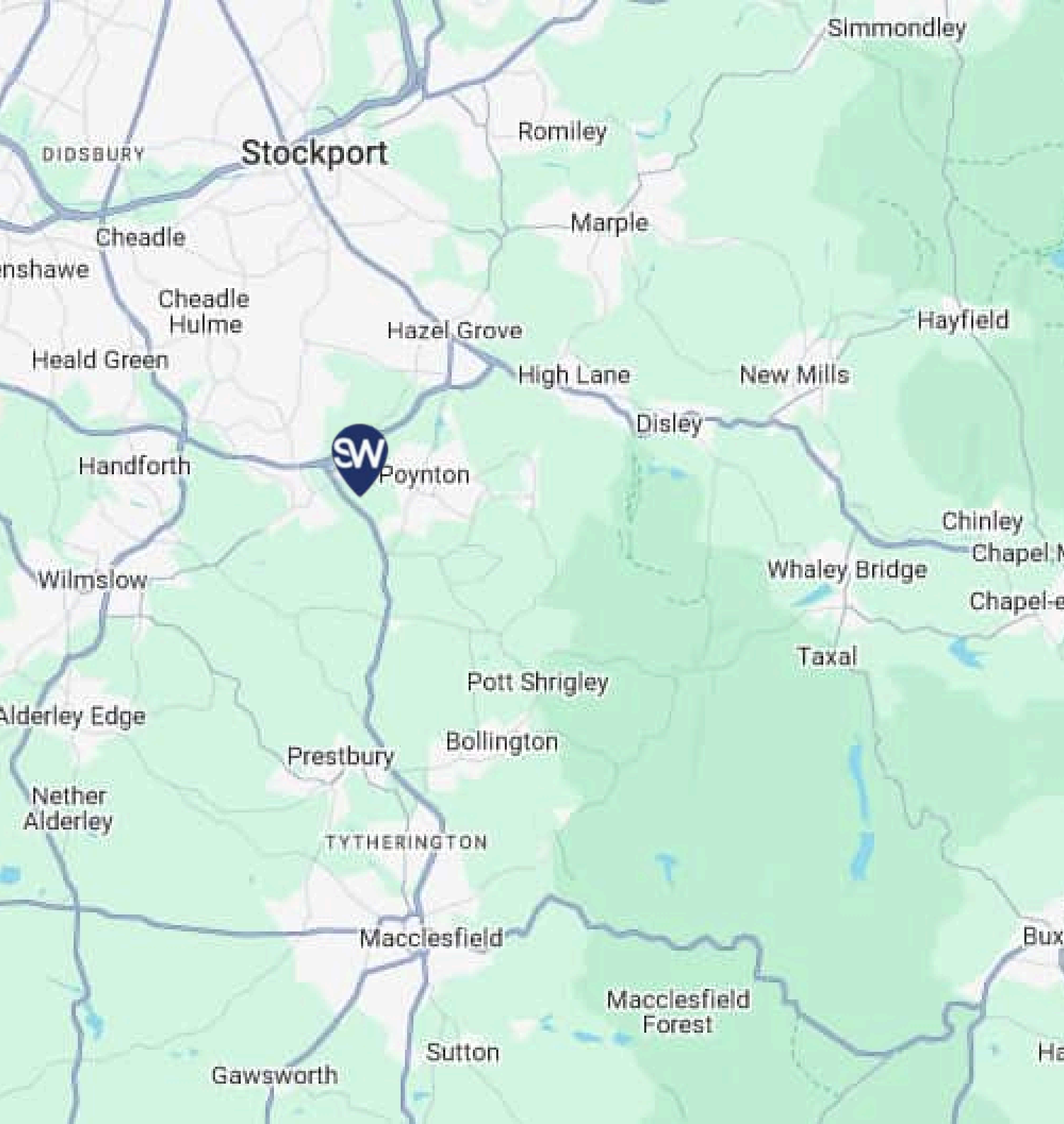


# FOR SALE

**Freehold Development Land - 5.8 Acres**  
**Land Adjacent to Adlington Business Park, Poynton**  
what3words /// swim.desk.cape

**SW**  
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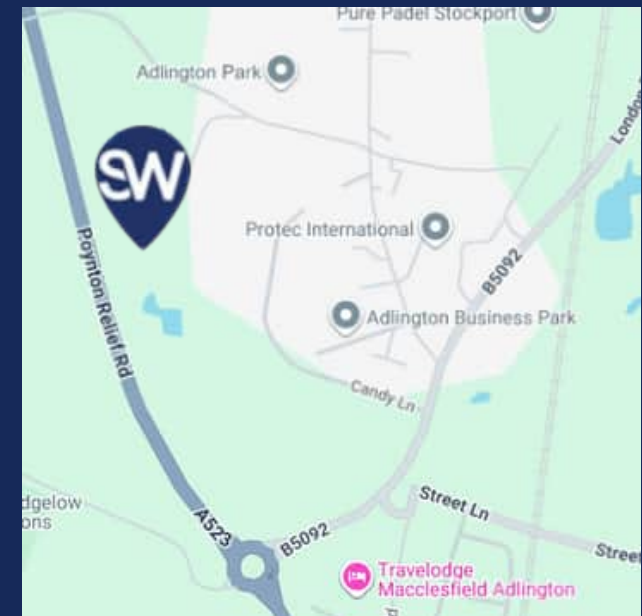
## Location

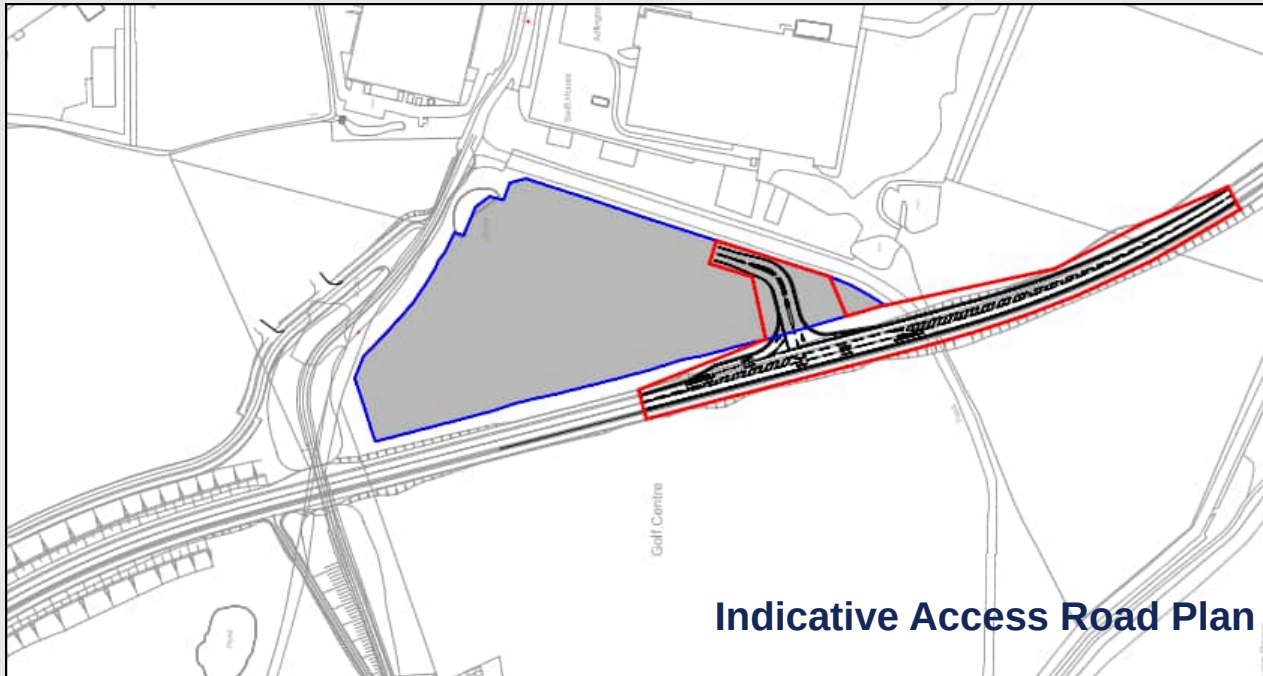
The site is strategically located between the recently completed Poynton Relief Road (PRR) and Adlington Business Park, within the Cheshire East borough.

The surrounding area is of mixed-use comprising industrial / employment along with agricultural land and leisure facilities.

Local occupiers of note on Adlington Business Park include Proseal, Cardiac Services, Senior Aerospace, and William Kirk, to name a few.

The completion of the PRR has significantly improved the site's connectivity. The PRR links directly to the A6 and connects with the Manchester Airport Relief Road approximately one mile to the northwest. This provides improved access to the wider Greater Manchester and National Motorway Network, including the M56 and M60 motorways. As a result, the site benefits from excellent regional and national transport links, making it highly accessible for logistics, business, and employment uses.





## Description

An employment development site situated adjacent to Adlington Business Park, Poynton.

The site was formerly Part of Adlington Gold Centre and is largely level and broadly triangular in shape.

There are ponds positioned to the north-east and south-east of the site. Retained rights will be required by the Vendor for drainage and maintenance.

It is proposed that the site will benefit from direct access onto the recently constructed Poynton Relief Road (PRR). The plan overleaf shows the notional accessway into the site, produced as part of a Stage 1 Road Safety Audit (RSA) prepared by Jacobs. Further information available in the data room.

## Planning

The site is allocated for employment use under Local Plan Site LPS 51 (Adlington Business Park Extension, Poynton), and as such, benefits from a formal employment allocation.

## Site Area

2.34 Hectares (5.8 Acres)

## Data Room

Please contact the office for access to the data room containing information on the following:-

- Disposal Plan
- Title Documents
- Access
- Indicative Services Plan
- Planning Allocation





## Business Rates

Interested parties to make their own enquiries.

## Tenure

The property is held Freehold under Land Registry Title Number CH691768.

## Price

Offers Invited (STC)

## Bidding / Disposal Process

Interested parties must submit their offers in writing to Sanderson Weatherall to include, as a minimum: identity of purchaser, offer level, confirmation of funding, confirmation of any conditionality, and estimated timescales to exchange / complete. The vendor reserves the right not to accept the highest, or any offer received.

## 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 £4,500 plus VAT. This is payable on completion in addition to the agreed purchase price.

## VAT

VAT may be applicable at the prevailing rate.

## 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.





# Viewings

Viewing strictly by appointment only with the agent.  
For further information please contact:-

**Adam Marshall**

0161 259 7027 | [adam.marshall@sw.co.uk](mailto:adam.marshall@sw.co.uk)

**David Murray**

0161 259 7043 | [david.murray@sw.co.uk](mailto:david.murray@sw.co.uk)

**Tom Parker**

0161 259 7021 | [tom.parker@sw.co.uk](mailto:tom.parker@sw.co.uk)

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November 2025



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