



Note: Red-line boundary for illustrative purposes only

## Land on west side of Griffiths Road, Lostock Gralam, Northwich, Cheshire, CW9 7ZR

- Freehold development land extending to approximately 6.45 ac (2.61 ha)
- Currently provides large area of stone hardstanding for car parking
- Suitable for a variety of alternative uses including commercial and residential development, subject to planning permission
- Located in close proximity to roundabout junction A530/A556, approximately 5 miles from junction 19 of the M6 motorway



# Land at Griffiths Road

## Lostock Gralam

### LOCATION

The site is situated in the village of Rudheath, approximately 2 miles south of Northwich in Cheshire. The A530 crosses the A556 approximately 0.5 miles to the south providing access to the M6 motorway at junction 19 approximately 5 miles northeast, or via Middlewich at junction 18 approximately 7 miles southeast.

The site enjoys a prominent roadside location fronting onto the A530 Griffiths Road and adjacent to the Trent and Mersey Canal to the north.

Adjoining commercial occupiers include Lostock Lime Beds nature reserve, Inovyn Northwich and Lostock Sustainable Energy Plant (LSEP), which is currently under construction, at the Lostock Works site. There is established residential development to the south.

### DESCRIPTION

The property comprises a level plot of development land, which is predominantly surfaced with stone hardcore and currently utilised for car parking and open storage. There is an unused area of scrubland to the west.

The land lends itself towards redevelopment for either a commercial or residential use, subject to planning permission.

The site is self-contained and bounded by a mixture of mature hedgerows and fencing, with vehicular access off Griffiths Road.

There are no buildings on site at present.

### ACCOMMODATION

Total Site Area	6.45 ac	2.61 ha
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### SERVICES

Interested parties should make their own enquiries in this regard.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### LOCAL AUTHORITY

Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA  
Tel: 0300 123 8123



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### TENURE

Freehold: The land is available to purchase freehold with vacant possession.

### PRICE

The asking price for the land is based on circa £600,000 per acre.

### VAT

All figures quoted herein are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

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Ref: JAGD/4115



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# SITE PLAN

