

## FOR SALE PROMINENT UNOPPOSED ROADSIDE DEVELOPMENT SITE

Land at A556 Rudheath  
Northwich, Cheshire, CW9 7RS

### Key information

- ❑ Prominent site fronting A556
- ❑ Circa 24,000 vehicle movements per day
- ❑ Unopposed location suitable for roadside retail development  
(subject to the necessary consents)
- ❑ Site of 6.034 acres (2.44 hectares)

### Contact

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## Location

The site fronts the busy A556 which is effectively the southern bypass for Northwich and carries c24,000 vehicles per day.

The road has limited provision of roadside retail with approximately 6 miles in either direction to the nearest Petrol station and no "food to go" provision for at least 10 miles south.

Junction 19 of the M6 is some 6 miles to the north east.

Northwich is a market town in Cheshire with a population of 20,924 (2021 census)

The town is approximately 18 miles east of Chester, 15 miles south of Warrington and 19 miles south of Manchester.

## Description

The site consists of a roughly rectangular greenfield site. It has frontage to the A556 and currently has access to the rear from Cookes Lane.

The site has potential for a new access direct from the A556 allowing the site to be developed for a roadside service area.

The plan in these details provides an illustration of a potential scheme.

## Energy Performance Rating

Energy Performance Asset Rating – N/A

## Tenure

Freehold

## Terms

The site is offered on a freehold basis. Offers on a subject to planning basis will be considered.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Planning

The site sits within an area designated as Open Countryside in the local plan. Purchasers will need to make their own enquires of the local authority.

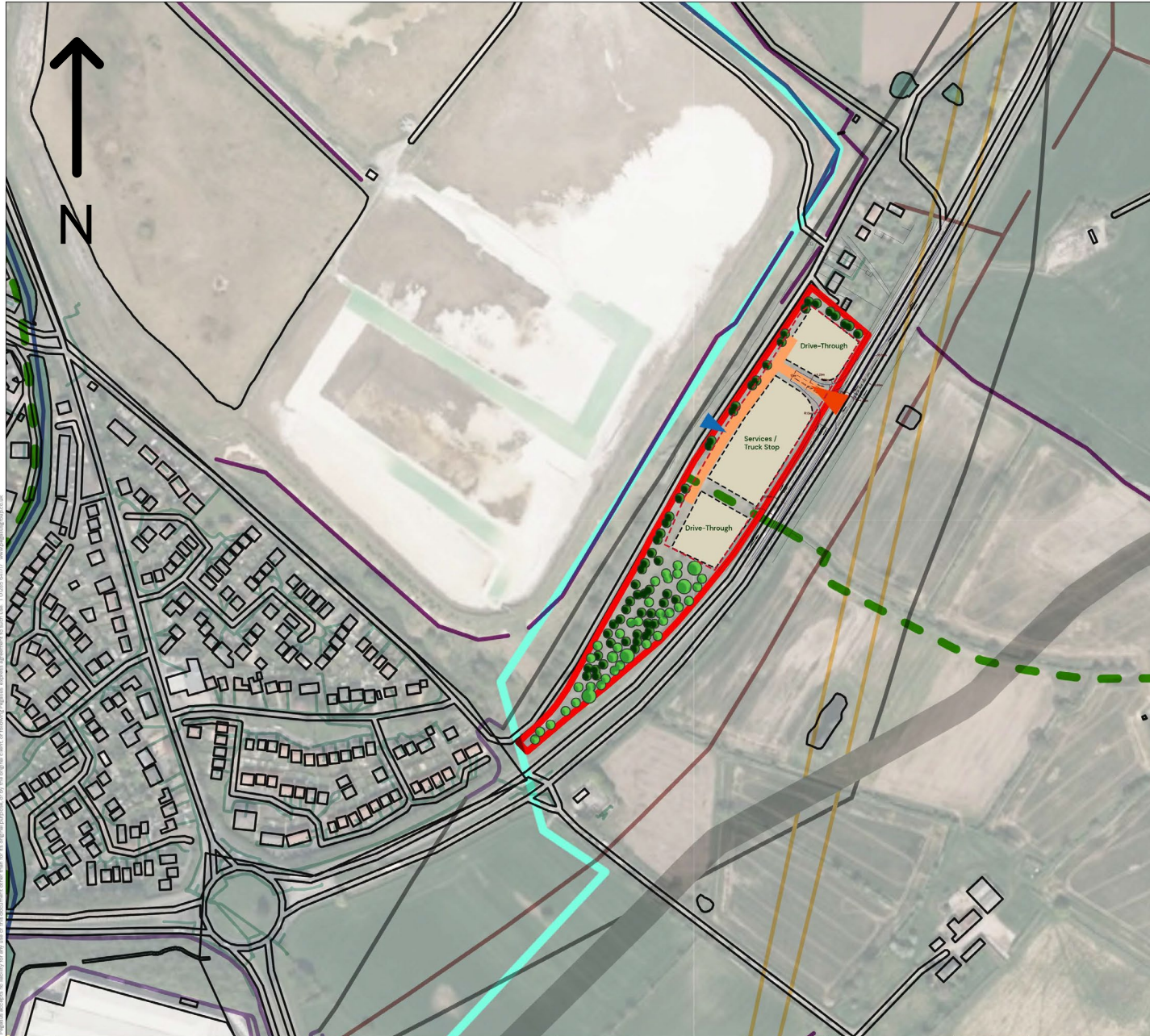
## Viewing

The site can be viewed from the roadside at any time.

Stock Image







KEY

-  Site Boundary
-  Development Parcels
-  Development Area
-  Existing Vegetation
-  Proposed Vegetation
-  Site Access
-  Secondary / Emergency Access
-  Road Infrastructure

Total Site Area

2.44 hectares

**6.03** acres

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