



# FOR SALE

## Land at Fullerton Road, Hartford, CW8 1SS

Residential Development Opportunity  
Circa 3.11 acres (1.26 hectares)

On the instruction of

 **Persimmon**  
Together, we make your home

**LegatOwen**  
CHARTERED SURVEYORS



## Description

The Property extends to circa 3.11 acres (1.26 hectares) and comprises a triangular parcel of land, served by an access road off Fullerton Road.

The site is undeveloped with a predominately flat aspect, although rises towards the south western boundary. There is an extensive coverage of varying types of grass land, hedge row and trees.

The immediate area is predominately modern residential in nature, with railway lines to the north and west.

## Situation

The Property occupies a sought after location in the village of Hartford, adjoining a modern residential development. The land is in walking distance to the local train station and within a 10 min drive to Northwich town centre, which provides a significant retail, leisure and food/beverage offering. There are 7 no. schools within a 2km radius, including Hartford Primary School, The Grange School (top 5 Independent in North West) and Hartford High School.

The site is accessed off Fullerton Road, with the A556 Chester bypass being in close proximity, which provides direct access to the M6, M56 and A55 expressway.

Travelling distances are as follows (approx):

|            |          |
|------------|----------|
| M6         | 10 miles |
| Chester    | 16 miles |
| Manchester | 28 miles |
| Liverpool  | 27 miles |



## Planning

The local planning authority is Cheshire West and Chester Council whose Local Plan Strategy Part 1 and 2 were adopted in 2015 and 2019 respectively.

From our review of the site, it does not sit within a conservation area or in an area which is affected by flood risk. No tree preservation orders seem to affect the land.

The Property is situated outside of the settlement boundary, but is not allocated as green belt. Taking into consideration its proximity to the adjoining residential development, there is a strong possibility the land would be considered as infill.

## Tenure

The Property is held under title number CH442544 and is freehold with title absolute.

## Opportunity

It is considered that the Property offers potential for the development of scheme of market value and affordable housing, subject to obtaining the necessary statutory consents.

## Price

The Property is offered with a guide price in the region of £1,700,000 (subject to the grant of planning permission) and offers are invited on the following basis:

- Unconditional.
- Unconditional payment with an overage being paid on grant of planning permission.
- Subject to planning permission.

## Method of Sale

The Property is offered for sale by private treaty, with written offers invited by informal tender by 31st July 2025. Please contact the agents for a copy of the bidding proforma.



Indicative Scheme Layout



## Dataroom

A data room, containing further legal, planning and technical information and details of the bidding procedure is available online [here](#).

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

A contribution to the Sellers legal and agents fees are sought from the Buyer on exchange of contract/completion.

## Anti-Money Laundering Regulations

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.

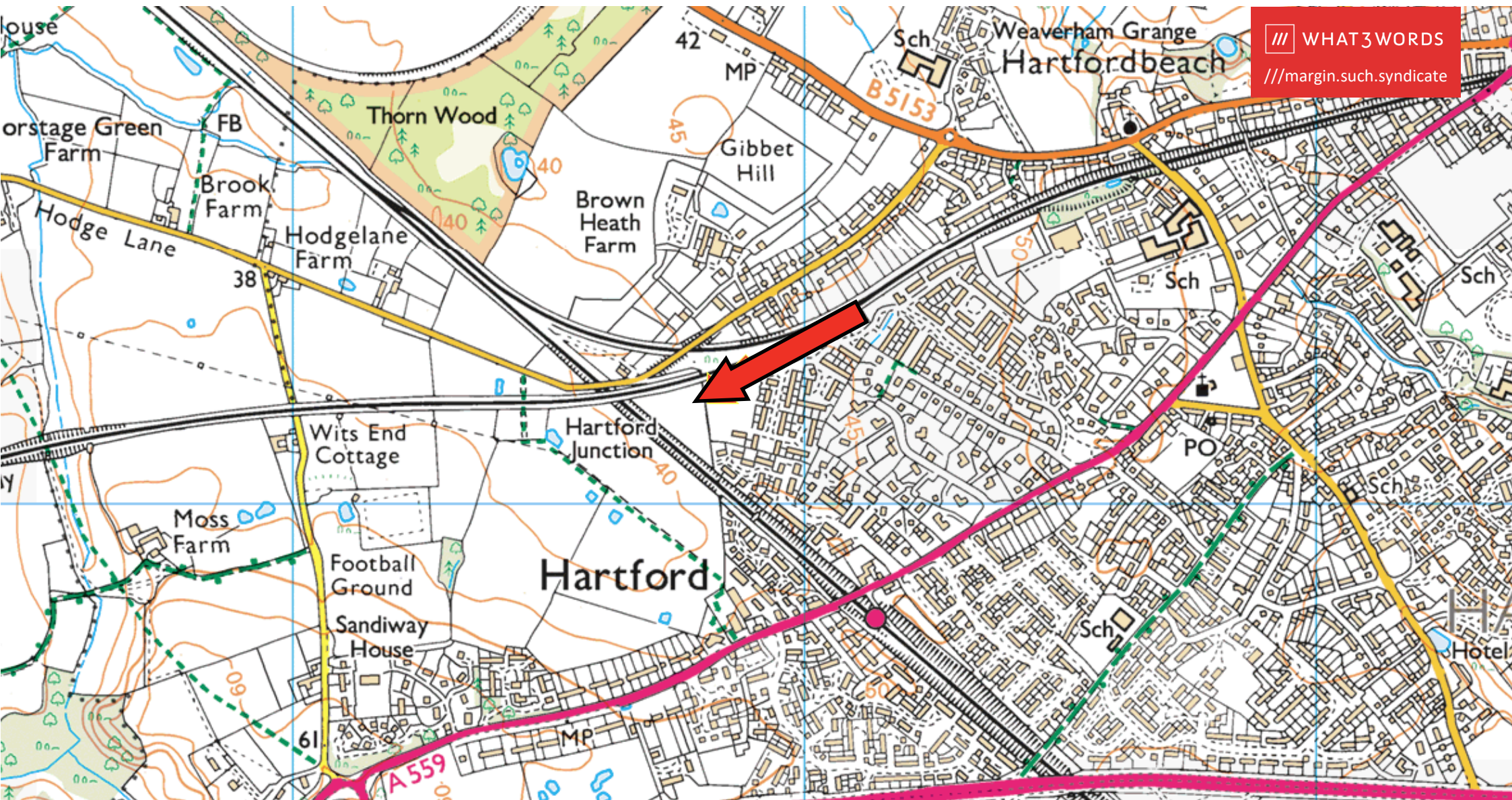


Green Belt Coverage



Land Ownership





## Contact:



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DATE PREPARED: JULY 2025



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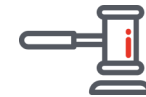
Commercial Agency



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Management



Valuation



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Please contact us to find out more.

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