

LAND AT CHESTER ROAD, HELSBY, WA6 0GH

- Prime location in an established residential area
- Exceptional Development Opportunity
- Part Built Residential Scheme with Planning Permission for 118 Units



THE OPPORTUNITY

An exciting opportunity to purchase a part built residential site, located in the sought after village of Helsby, Cheshire.

- Exceptional development opportunity
- The site extends to approx. 9.7 acres
- Planning permission for a total of 118 units
- 2 units are set up as show homes and the remaining 116 dwellings are at varying stages of construction with some units being pre construction
- None of the plots have been sold or let



HELSEBY

Helsby comprises an attractive village located in Cheshire which benefits from excellent connectivity to Chester, Liverpool and the surrounding areas.

Helsby boasts a variety of independent shops, restaurants and public houses as well as a Tesco Superstore. The nearby market town of Frodsham offers additional amenities.

Helsby is well placed for commuting, with Junction 14 of M56 nearby, and Helsby Train Station offering regular services to Chester, Liverpool and Manchester.

There are excellent primary and secondary schools in the locality as well as a range of outdoor and recreational attractions including Helsby Golf Club, Helsby Hill and Delamere Forest.

1 Mile

TO JUNCTION 14 OF M56 MOTORWAY



LOCATION	DISTANCE FROM SUBJECT SITE
Helsby Train Station	1 mile
M56 Junction 14	1 mile
Frodsham	3 miles
Delamere Forest	4 miles
Chester	9 miles
Warrington	15 miles
Liverpool John Lennon Airport	17 miles
Liverpool City Centre	21 miles
Manchester City Centre	33 miles

SITUATION

The subject site is located in a primarily residential area to the south west of Helsby.

There are a number of approved and pending planning applications surrounding the site.

Onward Living has planning approval for 214 dwellings on land to the north. Construction was underway but has since halted due to the contractors going into administration. We understand that Countryside Partnerships has now been brought on board.

A planning application for a 75 bed care home has been submitted for the land located at the north eastern boundary.

An outline planning application for up to 100 dwellings and 1,000 sq m commercial and/or community uses has been submitted for the land to the north west. This application is currently pending determination.

PLOT	PLANNING REFERENCE	OWNERSHIP
A	18/04391/REM	THT Developments Limited
B	20/00324/FUL	Onward Build Limited (to be delivered by Countryside Partnerships)
C	22/04673/FUL	Lane End Strategic Land Limited
D	22/04674/OUT	Brookhouse Group



THE SITE

The site comprises a part built residential scheme extending to 9.7 acres. The units are at varying stages of completion with a number of units pre construction.

Vehicular access is derived from two points along Chester Road.

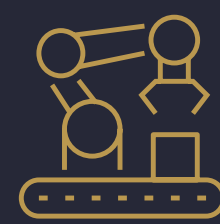
Lane End were building out the scheme on behalf of L&Q, prior to the contractors going into administration in April 2023. None of the units have been sold or let.



BUILD STAGES



Construction had begun on site before ceasing in **April 2023**.



The units are at varying stages of completion with a number of units pre construction and **a total of 2 plots which are set up as show homes.**



A copy of the build stages for each plot is **included in the data room.**



Estate roads have been constructed but with further works required.



PLANNING

The site falls under the jurisdiction of Cheshire West and Chester Council.

The site received reserved matters planning consent for 118 dwellings, ref. 18/04391/REM, granted on 3rd June 2019.

There are a number of outline and reserved matters planning conditions that still need to be discharged.

There is 0% affordable requirement on site via the S106.

There are outstanding planning obligations that will become the responsibility of the purchaser.

These include:

A viability reappraisal which is required prior to **practical completion of 85% of dwellings.**

If the viability reappraisal identifies a surplus, a repayment of grant funding / specified contributions will be required. **The trigger for this obligation is prior to occupation of 95% of dwellings.**

Once the viability reappraisal has been agreed or determined, **all dwellings may be occupied.**





DATAROOM

A link to the dataroom will be provided on request.

The dataroom contains the following information:

CONSTRUCTION TO DATE

Build stage plan

Build status progress reports (5 plots)

Schedule of reportable items and outstanding technical conditions

Tri-tech piling warranty

LEGAL

Title plans and TP1 and TR1s

Full legal / title report

Sectional agreements tracker and sectional agreements

PLANNING

Summary of discharged conditions

Section 106 Agreement

TECHNICAL

Combined Phase 1 and 2 Site Investigations

Remediation and Verification Strategy

Stockpile Assessment Report

Arboricultural Impact Assessment

Arboricultural Method Statement

Arboricultural Technical Note

Ecological Technical Note

Flood Risk Assessment

Flood Risk Review

Technical summary note

Variations against sectional agreements (plans)

Topographical survey x 2

Noise Impact Assessment

PROPOSALS

We are inviting net offers with a strong preference for unconditional bids.

Conditional offers must set out all conditionality and timescales for meeting conditions.

Proposals for part of the site may also be considered.

BID DEADLINE

The deadline for bids is midday on 25th September 2024.

Bids are to be sent via email to **Tom McDonald** and **Isabel Perez**.

This is an informal tender process, and we reserve the right to not accept the highest price.

VIEWINGS

Viewing are strictly by appointment only.

To arrange a viewing please contact Roger Hannah.

TENURE

The property is held Freehold under Title CH536854.

FURTHER INFORMATION

For additional information or to arrange a viewing, please contact the vendor's sole agent Roger Hannah.

Tom McDonald

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Isabel Perez

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