

**10-15 acres Central Cheshire
April 2008**

Ref No	Address	Size	Quoting Price	Tenure	Property Comments	Operational Comments	Suitability Grade
1	Lostock Green Griffiths Road Northwich	11.67 acres	TBC	Freehold/Leasehold	<ul style="list-style-type: none"> Former chemical works within an established heavy industrial area Well positioned site with access from A530 which provides direct access to A559 (Manchester Road) with good links to junction 19 of M6 motorway. Site is reasonable level with a number of buildings on the site. 	<ul style="list-style-type: none"> Excellent location Good infrastructure. Potential rail access. Site size is good. 	1
2	Octel Site Lostock Graham Northwich	16 acres	TBC	Freehold	<ul style="list-style-type: none"> Recently sold to a remediation company. Located 2.5 miles to the east of Northwich Town Centre. Near by the A556 which leads to Junction 19 of the M6 approximately 4 miles to the North East. The site is accessed via a private road of Lostock Hollow Site is broadly level and of regular shape. 	<ul style="list-style-type: none"> Excellent location Site of size is good Potential for railway sidings. Site was sold 2 years ago so possible issues with availability. 	2

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					<ul style="list-style-type: none"> The site also incorporates railway sidings leading to the main Chester to Manchester line. 		
3	New Cheshire Business Park Wincham Northwich	19 acre site in total	£4.50	Leasehold	<ul style="list-style-type: none"> Located within 5 miles of Junction 19 of the M6 motorway and 7 miles of Junction 10 of the M56. The current owner is looking to develop 150,000 sq ft of Design and Build units. Only available leasehold due to existing tenancies therefore hard to gain full control of the site 	<ul style="list-style-type: none"> Location is good. Site size is good. Property Company is looking to develop the site out, therefore would not consider selling part of the site. 	3
4	Folly Lane Warrington	3.5 acres	TBC	Freehold	<ul style="list-style-type: none"> Existing Waste Transfer Station Situated in the wrong location Site area too small 	<ul style="list-style-type: none"> Location is poor as outside Cheshire Borough. Site size is too small. 	4

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5	Faraday Road Astmoor Industrial Estate Runcorn	98,176 sq ft on a site of 6.15 acres	£2.5m/ £355,000	Freehold/ Leasehold	<ul style="list-style-type: none"> Runcorn is a successful and prosperous town located on the River Mersey and is recognised as one of the main industrial locations in Cheshire. Existing building with relatively low eaves. With regard location this property is not within close proximity of the heart of Cheshire. Would have to demolish existing buildings thus making it very expensive. 	<ul style="list-style-type: none"> Site location is poor as outside Cheshire Borough. Would need to demolish building and start again. 	5
6	Gorse Lane Widnes	40 acres	TBC	Freehold	<ul style="list-style-type: none"> 40 acre mixed use development opportunity Located just outside the boundary of Cheshire Occupier looking to dispose of site in it's entirety due to manufacturing going abroad 	<ul style="list-style-type: none"> Poor Location as outside Cheshire Borough. Site size is good. 	6