



VIKING PARK

CONGLETON
CHESHIRE

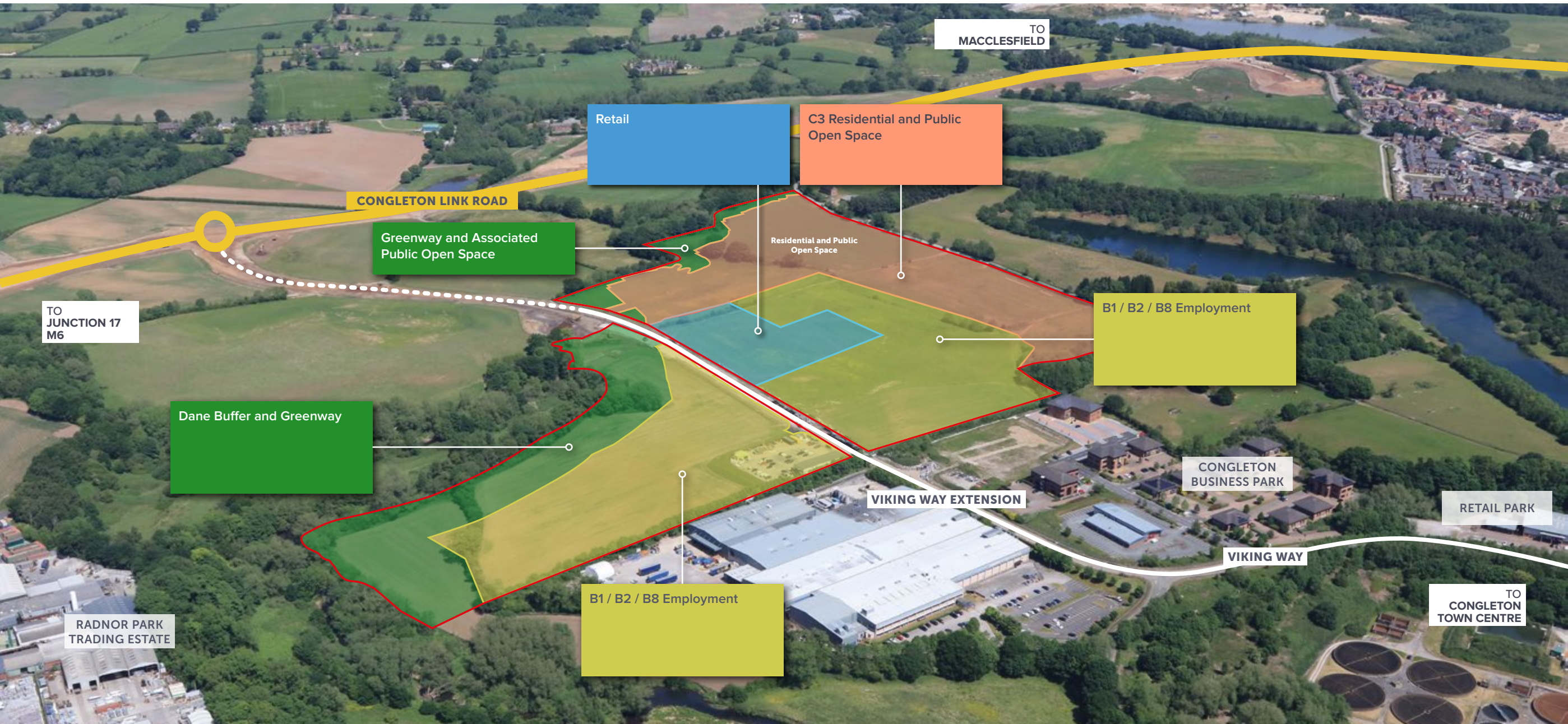
FOR SALE COMMERCIAL DEVELOPMENT OPPORTUNITY

9.2 HA (23 ACRES)





VIKING PARK CONGLETON, CHESHIRE

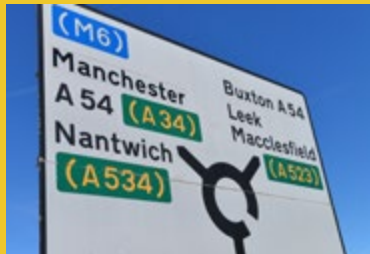




VIKING PARK CONGLETON, CHESHIRE



Viking Park is situated in an established business location with both Congleton Business Park and Retail Park close by.



LOCATION

Viking Park is situated on the edge of Congleton just 1 mile north of the town centre and less than 8 miles from J17 of the M6.

Part of a larger mixed use development being created by Richborough Estates, with access to Viking Park via the new Congleton Link Road and existing A34 (Clayton Bypass).

An established business location both Congleton Business Park and Retail Park are close by with a broad range of industrial, office and retail occupiers including B&M, Marks & Spencer's Food, Halfords, Laura Ashley, Boots, Gym etc, The Unique Group, Pan European Networks, Autoliv, VKit, Airbags International, Franklyn Financial Management, CDK Systems and TMC.



ROAD

MANCHESTER 47 mins / 26 miles
CHESTER 57 min / 45 miles
LIVERPOOL 1 hour 3 mins / 48 miles



RAIL

MANCHESTER 1 hour 21 mins
CHESTER 1 hour 43 mins
LIVERPOOL 1 hour 51 mins

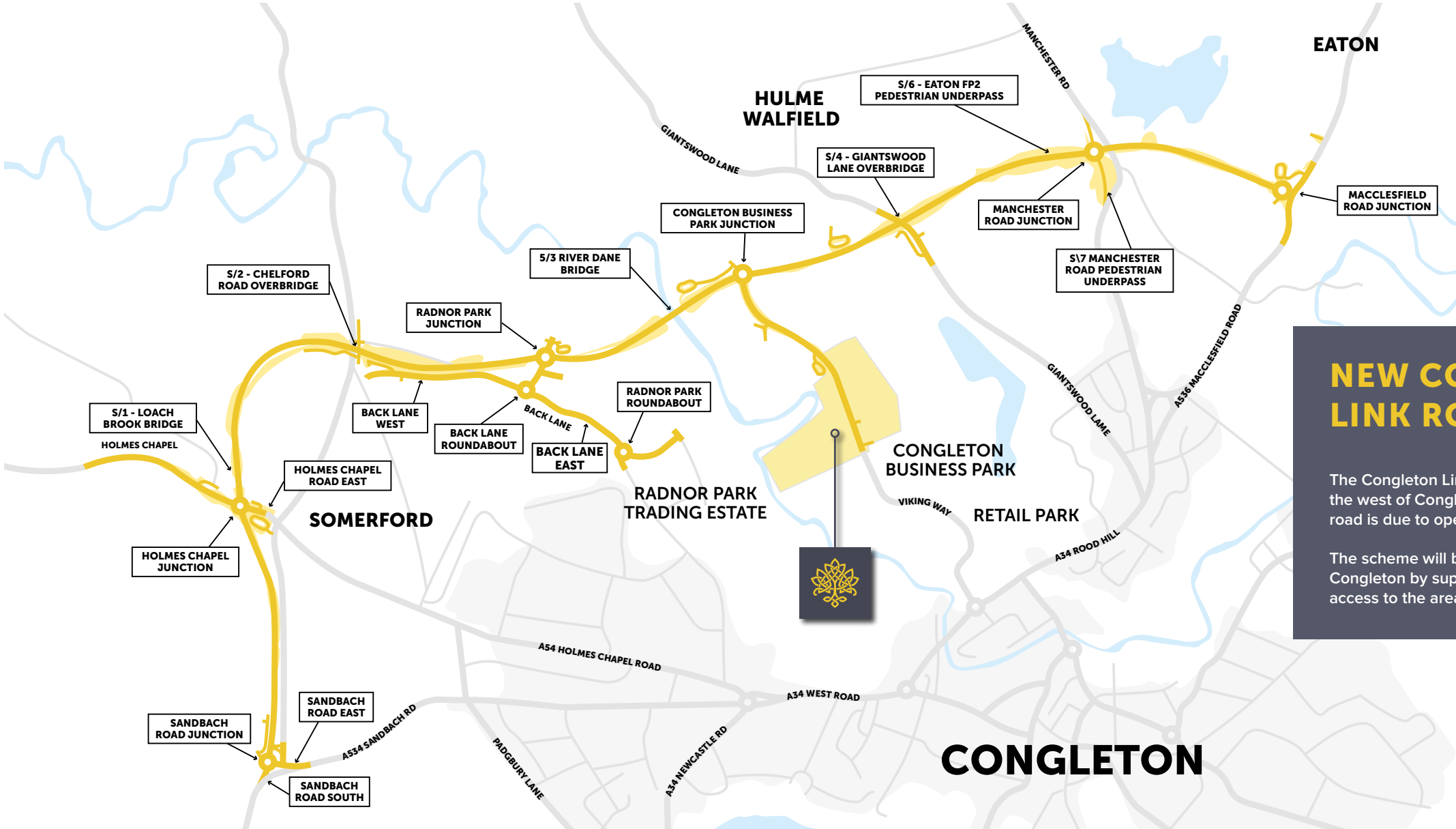


AIRPORT

MANCHESTER AIRPORT
28 mins drive / 17 miles
LIVERPOOL JOHN LENNON AIRPORT
53 mins drive / 42 miles



VIKING PARK CONGLETON, CHESHIRE



NEW CONGLETON LINK ROAD

The Congleton Link Road will join the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road and the road is due to open spring 2021.

The scheme will bring economic and social regeneration to Congleton by supporting new development sites and improving access to the area.





CONGLETON

Congleton is a market town with a population of around 26,900 located in south east Cheshire. The town lies half way between Manchester and Stoke and provides access to the M6 motorway via junctions 17 and 18 which lie 8 and 8.5 miles away respectively.

The site is located on the successful Congleton Business Park lying to the West of Congleton Town Centre and currently accessed off the A34 Clayton Bypass. The Congleton Link Road (currently under construction) will further improve access to the site by providing a new link road between the A534 Sandbach Road and the A536 Macclesfield Road and will be accessed via the Viking Road extension adjacent to the site. The Link Road is due for completion in late 2020 and will further enhance the sites connectivity.

Congleton is a sought after market town and residential location in the beautiful Cheshire Peak District.





CONGLETON TOWN CENTRE

ROOD HILL

A54

CLAYTON BYPASS

CLAYTON BYPASS

WEST ROAD

VIKING WAY

CONGLETON LINK ROAD

VIKING PARK

 Residential Development Land

- 1 Gymtec
- 2 Airbags International
- 3 Gladman
- 4 ABC Managed Services
- 5 Frankly Financial Management
- 6 CDK Systems Ltd
- 7 Thrive Creative
- 8 Prism Solutions
- 9 Toucan Telemarketing

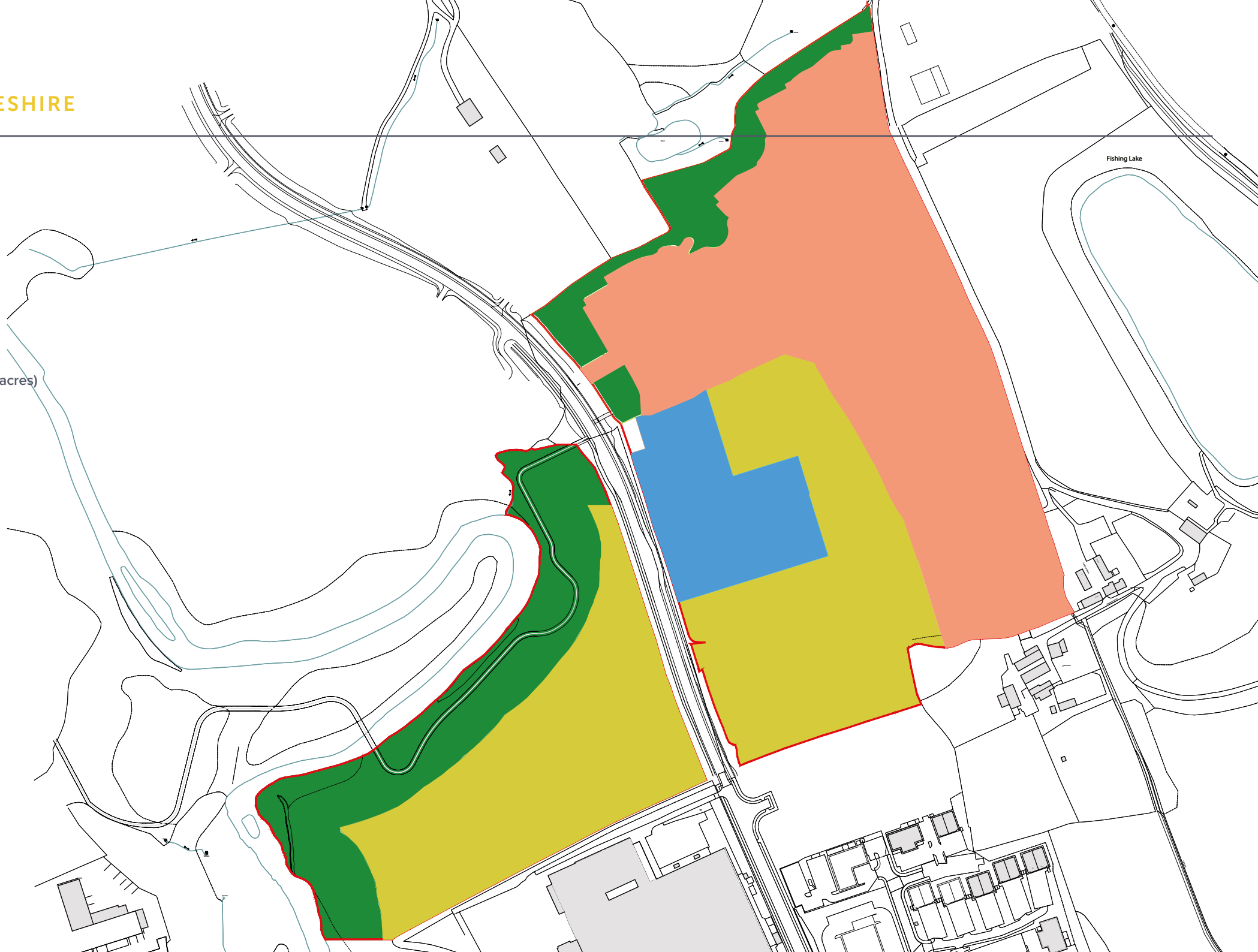
Congleton Retail Park

- 10 Bensons Beds
- 11 Boots
- 12 Laura Ashley
- 13 Halfords
- 14 M&S
- 15 B&M
- 16 National Tyres and Autocare
- 17 Costa Coffee
- 18 Tesco
- 19 Shell Garage
- 20 Mcdonalds



THE SITE - ZONE PLAN

-  Dane Buffer and Greenway
-  B1 / B2 / B8 Employment 7.61 Ha (18.8 acres)
-  Retail 1.59 Ha (3.93 acres)
-  C3 Residential and Public Open Space 9.22 Ha (23 acres)





VIKING PARK CONGLETON, CHESHIRE

THE SITE - UNIT PLAN

Unit Type and Reference	Gross Internal Area		No. of units	Combined Gross Internal Area	
	SQM	SQ FT		SQM	SQ FT
Unit A	970.68	10448	2	1941.36	20897
Unit B	579.58	6239	1	579.58	6239
Unit C	463.1	4985	3	1389.3	14954
Unit D	721.7	7768	1	721.7	7768
Unit E	560.76	6036	1	560.76	6036
Unit F	697.68	7510	2	1395.36	15020
Unit G	922.88	9934	2	1845.76	19868
Unit H	795.55	8563	1	795.55	8563
Unit J	1904.41	20499	1	1904.41	20499
Unit K	2413.06	25974	1	2413.06	25974
Unit L	811.87	8739	1	811.87	8739
Unit M	583.66	6282	1	583.66	6282
Unit N	858.04	9236	1	858.04	9236
Unit O	704.82	7587	2	1409.64	15173
Combined Total:	12987.79	139799	20	17210.05	185247
Unit P - Hybrid / B1	140.22	1509	4	560.88	6037
Unit Q - Hybrid / B1	188.1	2025	4	752.4	8099
Combined Total:	328.32	3534	8	1313.28	14136
		0			
Office Space A (2 storey)	804.6	8661	3	2413.8	25982
Office Space B (2 storey)	693.48	7465	1	693.48	7465
Combined Total:	1498.08	16125	4	3107.28	33446
Supermarket	1897.99	20430	1	1897.99	20430
Retail Space A	162.54	1750	3	487.62	5249
Coffee Shop	302.75	3259	1	302.75	3259
Combined Total:	2363.28	25438	5	2688.36	28937
Overall Total:	17177.47	184897	37	24318.97	261766





VIKING WAY

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VIKING PARK

VIKING WAY EXTENSION

CONGLETON LINK ROAD

 Residential Development Land



VIKING PARK CONGLETON, CHESHIRE

PLANNING

An outline planning application has been submitted to Cheshire East Council for the following development:

- Residential (Use Class C3) – up to 9.22 hectares (23 acres)
- Industrial (Use Class B1, B2, B8) – up to 6.98 hectares (17.25 acres)
- Commercial (Use Class B1a) – up to 0.63 hectares (1.55 acres)
- Local centre (Use Class A1-A5, C1,D2) – up to 1.59 hectares (3.93 acres)

The site benefits from an allocation in the Cheshire East Local Plan Strategy 'LPS 27 – Congleton Business Park Extension' for housing, employment and commercial, and retail uses. The site is also in close proximity to the strategic road and bus network, and will be brought forward in the context of the Congleton Link Road, which is expected to open to traffic in late 2020. The Congleton Link Road will alleviate the existing highway capacity issues experienced in Congleton and unlock large areas of development land to the north of the town, in line with the development aspirations set out in the Council's adopted Local Plan Strategy.

The proposed development and associated infrastructure will contribute to creating a high-quality extension to the Congleton Business Park and will deliver residential, employment/commercial and retail opportunities, which will make a positive contribution to the local economy through the creation of jobs during the construction and operational phases of the development, and the provision of a range of new homes and appropriate retail floorspace to meet local needs.

The planning application is currently pending determination, but has been prepared in accordance with the LPS27 allocation.

TENURE

Plots will be sold on a Freehold basis.

DATA ROOM

Please register for access to the data room online at:

www.vikingparkcongleton.co.uk

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ON THE INSTRUCTIONS OF

