

## Newstead Road, Ditton, Cheshire

**Project Status:** Completed

**Acres:** 24

**Number of units:** 3  
(storage/warehousing/distribution sheds)

### THE SITE

A 24 acre brownfield site to the south east of Liverpool Airport in the highly successful manufacturing and distribution hub of Ditton, Widnes.

The site benefitted from allocation for industrial use and a lapsed planning consent for B1, B2 and B8 uses. Initially the local authority was interested in allocating the site within its waste plan for various waste related uses but due to pressure from the local parish council the authority withdrew the suggestion.

Due to its previous use as a railway sidings there were areas of the site that had considerable levels of contamination requiring remediation to an acceptable development platform, which was undertaken by ASL.

### THE OPPORTUNITY

A planning application for 466,300 sq ft of industrial floor space was submitted in 2015 and approved in January 2016.

The site was considered highly sustainable and appealed strongly to manufacturing and distribution end-users given its proximity to the 3M railfreight hub, the new Mersey Crossing linking the area to the M56, M57 and M62 motorways, and to Liverpool Airport, with its extensive freight routes.

OUR  
COMMITMENT  
TO YOU:

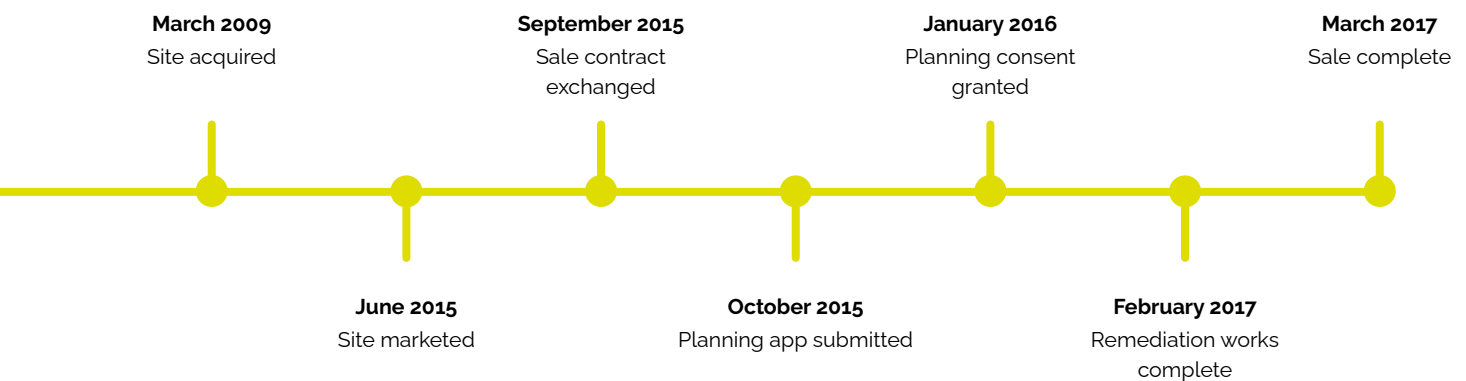
An **expert** planning team  
A **straightforward** approach  
The **best market value** for your land



## SALE AND MARKETING

ASL undertook an internal marketing exercise in Summer 2015 and secured interest from Stoford Developments on a subject-to-remediation and subject-to-planning basis.

Following receipt of planning permission in January 2016, ASL appointed e3P, D Morgan and Telluric to undertake the extensive remediation works, which were signed off by the Environment Agency in February 2017, allowing the sale of the land to Stoford to then complete.



### WHY AINSCOUGH STRATEGIC LAND?

All **planning work** is done at our own cost and risk  
 We have a **proven track record** of success  
 Ainscough only gets **paid when your land is sold**

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