



Cheshire West & Chester

Property Review : 2015



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Cheshire West
and Chester

Cheshire West and Chester Economy

In June, The Telegraph named Cheshire as one of Britain's 'classiest counties', citing the area's prosperity, outstanding schools and amenities. This recognition of the county's strengths as a place to live, work and relax is timely as the area's economy continues to grow and develop.

Throughout 2014 investment activity across the borough has focussed on delivering major elements of the Cheshire West and Chester growth strategy. Funding for key infrastructure was secured through the Cheshire and Warrington Local Enterprise Partnership (LEP) Local Growth Deal. Further successes have come in the creation of local employment opportunities assisting new businesses and building new homes.

The Cheshire and Warrington LEP will look beyond individual projects to create jobs and economic growth across Cheshire. The LEP has ambitious plans for the sub region and aims to grow the local economy by around £15 billion. It has secured £125 million from the government's Local Growth Fund to improve infrastructure across the region as well as support a number of projects, including the Cheshire Science corridor and the Atlantic Gateway, both of which have involved Cheshire West and Chester Council from the outset.

Part of the Local Growth Fund grant will deliver junction improvements to the Chester inner ring road and a new bus interchange, as part of the city's £300 million Northgate regeneration development. There will also be investment in the Thornton Energy Demonstrator, an energy systems demonstrator site, building on assets left by Shell to the University of Chester.

Telecommunications infrastructure is also critical to the economic development of the region and Connecting Cheshire, a partnership between BT and the four Cheshire authorities, has begun rolling out superfast broadband to 96 percent of homes and businesses.

Cheshire West and Chester Council has also drawn up its own Local Plan (Part One) Strategic Policies, adopted in January 2015, setting out the Council's ambitions for growth and how new development will be distributed across the borough. A key element of the Council's strategy is the delivery of in the region of 22,000 new homes and to support an additional 14,000 people in employment. This means that the local workforce will need to have relevant skills for the future economy and the Local Plan supports the delivery of education and job opportunities needed to achieve this ambition.

Two new Business Improvement Districts (BIDs) have been established in the borough, following positive votes in both Northwich and Chester. The Northwich BID, managed by Groundwork Cheshire, is a retail BID. Investment over the five year span of the BID will focus on improving the marketing and profile of Northwich, developing and enhancing the portfolio of events and festivals and supporting businesses and shop owners to create a better connected town centre with £1.25 million worth of private sector led investment.

The CH1 Chester BID Company outlined the first phase of its five-year plan in October. The BID operates by charging a levy on business rates (1 percent in the case of Chester), the revenue from which will be reinvested back into the City Centre, supporting improvements that businesses themselves want to see. It is expected that the Chester BID will generate more than £2.5m of funding over five years.

In August, CH1 Chester BID joined the Healthy High Streets campaign. The UK-wide initiative aims to create 3,000 jobs, increase footfall by 10% and reduce empty property units by 20% over a three-year period in 100 towns and cities. Chester is one of 29 towns and cities selected in the first round of the project and will now receive a bespoke package of support tailored to the exact needs of its city centre, extra resources and engagement with corporate business leaders. Boots, the designated champion for Chester, will work closely with CH1 Chester BID team to revitalise the city centre.

Ellesmere Port also got a boost in June 2014 when it was granted Assisted Area status. Being located in an Assisted Area, local businesses will be able to access a greater level of funding from UK and European sources. This will help accelerate economic recovery and drive sustainable growth, as well as potentially attracting further new investment to the area.

The tourism and leisure sector remains crucial to the region's economic success. Visit England named a number of attractions in Cheshire as some of the most visited in the country, including Chester Zoo, Delamere Forest, and Ness Gardens.

Insider magazine produced its annual ranking of businesses in the North West and a number of Cheshire West enterprises made the top 100: Chester-based MBNA is ranked 4, following the creation of 60 jobs at their new Global Command Centre. Essar Oil, the Indian-owned energy company based in Ellesmere Port was 6th. Other highly placed businesses include Urenco UK and Meadow Foods from Chester, Holidaybreak, Dechra Pharmaceuticals and Homefield Pvt UK, all based in Northwich; and SGS Holdings, of Ellesmere Port.

Strategic Development

Transport infrastructure is an important foundation for strategic development and the autumn of 2014 saw proposals to upgrade the region's rail network in order to improve connectivity into and within the authority. Cheshire West and Chester Councillors gave unanimous backing to HS2 proposals, on condition that these are supplemented by major improvement schemes to the rail infrastructure throughout the North West and North Wales. The improvements the Council wants to see include the upgrade and electrification of the lines from Crewe to Holyhead, Wrexham to Bidston, and Chester to Warrington; service enhancements and increased frequency between Chester and Manchester and on the Winsford and Hartford lines; as well as new connections to be made between Manchester Airport and mid-Cheshire, and between Hooton to Liverpool.

The Chancellor of the Exchequer announced in July that there is to be a £10.4 million upgrade of the Halton Curve line from Chester to Runcorn. The line is currently single track and has been closed to passenger services since the 1970s. The proposed upgrade would double the track to make the route bi-directional so that it could once again carry passengers. The announcement was welcomed by the management of Liverpool John Lennon Airport (LJLA) as there are currently no direct public transport links from North West Cheshire and North Wales to the airport and they believe that the Halton Curve scheme will dramatically improve the ease of access to the airport for people in the region. The Halton Curve upgrade is part of a £34.4 million transport package unveiled by the Chancellor as part of the Atlantic Gateway project.

Chester

There has been a huge amount of activity in Chester over the last 12 months and many schemes are now getting close to delivery which is bringing significant change to the city. The One City Plan strategic framework for Chester has ensured that there is a real focus around the strategic delivery of projects.

The new Central Business Quarter has seen a lot of activity, with the Waitrose store now complete and trading since November 2014. The first phase of the Muse City Place development is well out of the ground. The 6500 sqm Grade A BREEAM excellent building will be complete and ready for occupation by December 2015 alongside the Cheshire West and Chester public realm and winter gardens element. There are five further phases of commercial office development to deliver and discussions are underway on the second phase as well as the canal side residential development. The whole area will be transformed into a vibrant and distinctive commercial hub over the next 10 years.

There are lots of private and public sector led activities elsewhere in the city. The new cultural centre RE:NEW is underway and will provide a new theatre, library and cinema in the heart of the city, due for completion autumn 2016. For the theatre, the main space will deliver both a touring and festival stage, which will be brought to life in remarkable fashion by architects Bennetts (Royal Shakespeare Theatre) and world-renowned theatre designers Charcoal Blue.

There has been a huge amount of activity to progress the Northgate project including development that will support its delivery. The New Bus Interchange has secured planning permission on the Gorse Stacks site and physical delivery on the scheme will start in Summer 2015 for completion in 2016. This development will free up the space behind the current library and allow the delivery of the Northgate development to commence once the full scheme has been finalised. Work is underway by retail and commercial experts Rivington Land, who will develop the bespoke Northgate scheme for Chester. The delivery of the project will dramatically improve the retail offer in the city and revitalise the whole city centre.

There is also a significant focus on the delivery of heritage and sports projects in the city including working with property and retail owners on the Rows to maximize this unique medieval attraction. The Rows are a distinctive living heritage offer that supports independent traders and it is essential to capitalise on this unique feature of the city centre. The retailers have also voted to adopt a Business Improvement District for the City, with the CH1 BID now in place.

There have been continued enquiries about possible refurbishment and re-use of Dee House. Cheshire West and Chester council commissioned L-P Archaeology to produce a statement of archaeological and historical significance and the building underwent a full laser scan to provide CAD support for any development proposals. 2015 will see an open market procurement process to secure a development partner for the sustainable re-use of this Grade II listed building. Cheshire West and Chester council are also working with the education and community sectors, along with a private rowing club to develop a new water sports hub in the city that will capitalise on one of the best rivers in the country.

The new Pepper Street dining quarter will be open in summer 2015 for four new restaurants in the heart of the City Centre.

The University of Chester has set its sights on further expansion. The University acquired the former Shell Research Centre at Thornton and moved its Mathematics and Computer Science departments to the site. Officially opened in September 2014, Thornton Science Park now houses the new Faculty of Science and Engineering. Established companies are looking to occupy premises on the site alongside the High Growth Centre, an incubation and support facility for new businesses.

The University's North West Food Research Development Centre (NoW Food) building at the Parkgate Road campus was opened in summer 2014 and acts a business incubator and advisory hub, serving start-up and established businesses in the food and drink sector.

Ellesmere Port

Ellesmere Port received a boost in mid 2014 with the announcement that it had been granted European Assisted Area status. As such businesses will be eligible for additional financial assistance for development through the EU Regional Aid programme, as well as through UK funding sources. It is expected that this status will assist in attracting new businesses to the area, as well as improving opportunities for existing enterprises.

Ellesmere Port had positive news stories in 2014, with the location growing and local businesses announcing expansions of operations. Vauxhall is gearing up to commence production of the new Astra model, taking on some 300 new staff and increasing output. This is welcome news for the industry, with benefits for the surrounding component manufacturers.

Argent Energy, a waste-to-energy biodiesel producer received planning permission for their new facility in Ellesmere Port. Work starts onsite in January 2015 with 70 jobs to be created within twelve months.

The Ellesmere Port Sport Village will open in spring 2015 and will feature an 8-lane competition swimming pool, 8-court badminton hall, gym and dance studios. The centre will be home to the Cheshire Phoenix basketball team. Outdoor facilities will include an all-weather pitch and an athletics track.

Outline planning permission was granted in October for the first part of a large scale redevelopment which aims to provide new job opportunities in the urban Rossmore area of Ellesmere Port. The scheme includes a 120 bed hotel, pub or restaurant, crèche, a petrol filling station, a drive-through cafe or restaurant and offices which could be used for community health use or a fitness suite. The site is opposite the former Gas Board land where there is outline planning permission for 280 homes and a business scheme, and close to the south of the Technology Park on Inward Way where 500 homes are being built.

Other approvals incorporating residential components include a site at Cromwell Road with consent for 350 new homes at the former HH Robertson site. Redrow has now been granted approval to increase its Little Sutton development to 2,000 homes at Ledsham Road.

Plans to regenerate the Ellesmere Port town centre include the introduction of a public services hub in the centre. The £20 million purpose built premises will have the capacity to house up to seven public sector agencies. The collocation of facilities should result in a public sector cost saving and represent an efficient delivery of services.

Ellesmere Port's Regional Growth Fund programme has now delivered its first two projects: enhancements to the road infrastructure at Ellesmere Port's M53 junctions, including the introduction of a new pedestrian and cycleway along North Road and Overpool Road; and £1.7 million of improvements to New Bridge Road, designed to support businesses operating in the area and attract major new investors.

The Council's Empty Shop Refurbishment Scheme, launched in 2012, has seen a number of changes to Whitby Road, in Ellesmere Port. Endeavour, a social hub for older people now occupies a previously vacant shop on a peppercorn rent as part of the scheme. Another vacant premises has been let to Seed, a specialist business incubator, which focuses on nurturing people with their personal journeys prior to starting up a business. Finally, Montague Café, run by local CIC Access 2 Training & Employment offers healthy food and non-alcoholic drinks at affordable prices, in an environment that helps to promote community spirit.

Rural & Market Towns

2014 has seen the ongoing development of strategic priorities identified in the Rural Regeneration Strategy. In the residential market, two symposia have brought to light some of the main challenges in relation to housing in the rural area. The findings will inform Neighbourhood Plans for rural towns which will address the specific needs and barriers within each community. A 'Meet the Developer' event is scheduled for 2015 to establish better communication channels.

The West Cheshire and Warrington and Cheshire East LEADER Local Development Strategy bids were both approved in 2014. Allocations have yet to be confirmed for the region. The indicative allocation is approximately £3.5 million. DEFRA will launch the programme nationally within the next twelve months, with six priority areas that include tourism, rural services, farm productivity and diversification, cultural heritage and forest productivity.

The Cheshire Racing Hub (CRH) has been successful in a recent second funding bid to the British Horse Racing Authority. The project will promote careers in racing-related industries via schools and colleges and coordinate training with local race yards. Cheshire West and Chester and CRH will also look at ways to widen discussions to include all equine-related businesses to develop a broader approach to growth in the sector.

The Sandstone Ridge Trust, which has now recruited a Chief Executive, is working up activity plans for the next few years with an overall ambition to gain "Area of Natural Beauty" status for the Sandstone Trail by 2022.

Throughout 2014 the Cheshire West and Chester Rural Support Funding Programme has supported rural groups and organisations who are working to improve access to services across the rural area, offering funding support for local people to build vibrant, economic and dynamic places to live and work. The grant is offered to constituted groups who are community focused, community led charitable organisations and organisations such as social enterprises and community interest companies who operate within the rural area of West Cheshire.

Stage 1 delivery of Superfast Broadband will be completed during 2015 with the second phase procured by Connecting Cheshire late 2014. It will deliver to 98 percent of premises by 2017. The LEP Rural Strategy Board will be considering the supply to hard-to-reach areas. The Strategy Board are also advising on 3G/4G coverage and the introduction of planning policy on broadband connectivity across the region, ensuring infrastructure reaches all new housing developments.

Neston has seen the delivery of a significant urban realm improvement programme in 2014 that included highways and paving improvements. Focus groups also worked with artists to develop creative signage solutions for the town centre, which will be delivered in 2015. Economic planning for market towns is an area for future development and will sit alongside the neighbourhood planning that has been carried out throughout 2014.

Finally, Cheshire Farm Ice Cream in Tattenhall secured planning permission for a £4million project to include one of the world's biggest purpose-built ice-cream parlours.

Weaver Valley

Contractor Balfour Beatty is well underway with delivering the £80 million regeneration scheme at Barons Quay in Northwich. The project is transforming a neglected corner of the town centre into a thriving retail and leisure quarter, and will create 1,200 jobs. In addition to a multi-screen Odeon cinema and Asda superstore, the scheme will feature seven restaurants, a hotel and cafes enjoying tranquil waterside views. The development will also include more than 30 retail units and hundreds of car parking spaces, incorporates strong links with the existing shopping areas and has been designed to take full advantage of the river setting.

Also in Northwich, the new Northwich Memorial Court development is due to be completed by Wates Construction on schedule in 2015. The Council funded entertainment and leisure venue will replace the former Memorial Hall and Magistrates Court buildings, and will include a swimming pool, gym and a multi-purpose theatre, as well as a conference venue, community spaces and a café and bar.

Local traders in Northwich voted in favour of establishing a Business Improvement District (BID), making Northwich the first town in West Cheshire with BID status, and the first retail BID in Cheshire. The move will unlock £1.25m of private sector funding over the next five years to be spent on projects chosen by traders to improve the town. The BID budget will be funded directly by local businesses who will pay a levy based on a percentage of their business rates.

Investment over the five-year lifespan of the BID will focus on improving the marketing and profile of Northwich, developing and enhancing the portfolio of events and festivals and supporting businesses and shop owners to create a better connected town centre. The BID also aims to tackle crime and improve security in the area, with the provision of a dedicated safety officer, and create a greener, cleaner and visually compelling town centre for both residents and traders.

Northwich was awarded a £867,000 grant under the Heritage Lottery Fund's Townscape Heritage programme, an exciting project to enhance and protect the historic character of Northwich town centre. The project will focus on repairing and refurbishing old buildings to improve the town centre's appeal to developers and bring vacant properties back into use.

Winsford Neighbourhood Plan

A Neighbourhood Plan was completed and brought into effect for the town of Winsford in November 2014.

The Plan establishes an ambitious but deliverable agenda for investment, jobs and new homes to secure the town's future prosperity. It builds on the town's assets including the waterfront. The programme includes the transformational regeneration of the town centre and the allocation of land for over 3,300 new homes and 35 hectares of employment land. It is the biggest Neighbourhood Plan nationally to date and received the award for "Neighbourhood Planning/Public Participation in Planning" at the national Planning Awards 2014.

In Middlewich Cheshire West and Chester Council approved plans for Cheshire FRESH, a 37,200 sqm rural business hub at Midpoint 18, anchored by a 9,290 sqm livestock auction centre, alongside associated food and rural enterprise space. It will offer a range of business, education, research, leisure and retail opportunities to support the rural economy. It is a unique concept that will form a focal point and centre of excellence for Cheshire's rural economy and the food and drink industry.

CWAC investment

Across the UK investment activity has continued to improve. One of the major factors has been overseas money flowing into the UK with some commentators reporting activity increased by as much as a 41%. £62.7 million of investment sales have been recorded in Cheshire West and Chester with four retail, three industrial and two office deals. After the record year last year, this is more in line with previous years' trends.

Activity in the industrial investment market reflects the industrial occupier market, where quality stock is in short supply. However, industrial yields for prime space have remained strong in the borough. Patrick Property sold a 31,000 sqm building at Premier Park, Winsford to Merseyside Pension Fund, at a net initial yield of 7.6% but elsewhere yields have not been as strong.

In terms of retail investment, nationally the trend for shopping centre investments has been particularly strong this year, and investments are expected to exceed £6.5billion - almost double the previous year's activity. The appetite for retail parks in the borough has also been healthy with RMPP buying the Caldley Valley Retail Park in Chester, reflecting a yield of 7%. Investment activity on the high street has also been positive, both nationally and borough-wide. In Chester the sale of Primark has demonstrated a yield of 4.8%. In this deal the company has bought out the freehold on its premises on Foregate Street.

Nationally offices were seen as an attractive investment during 2014. In West Cheshire there were just two office investments, both at Admiral Court on the outskirts of Northwich.

Cheshire West and Chester Office

The office market in 2014 saw a significant increase in transactions and volume over the previous year, led by Chester. The Central Business Quarter project commenced and promises to be a leading office development for Chester.

Overall the take up in 2014 was 27,340 sqm, almost double the 2013 figure of 14,915 sqm. There were 53 transactions undertaken in Cheshire West and Chester in 2014, up from 29 transactions in 2013. 65 percent of the deals were in the 200-500 sqm range, with only 5 deals (9 percent) in excess of 1,000 sqm.

Size (sqm)	Number of Deals	Total Floorspace (sqm)
200-500	35	10,689
500-1,000	13	8,045
1,000-2,000	4	5,835
+2,000	1	2,759

There were 14 freehold transactions in Cheshire West and Chester in 2014 up from 8 in 2013 and 4 in 2012.

Location	Number of Deals	Total Floorspace (sqm)	Average Floorspace (sqm)
Chester	25	13,454	538
Ellesmere Port	9	5,912	591
Northwich	10	5,828	583
Tarporley	8	2,240	280
Winsford	1	200	200
Total	53	27,340	511

Chester comprised the largest proportion of deals in the area, with 25 transactions and a total of 13,454 sqm of floorspace. Chester had four of the five transactions in the area in excess of 1,000 sqm with one 2,769 sqm transaction in Ellesmere Port.

Three of Chester's transactions were at the Business Park, reflecting its importance in providing larger office space for the region. Chester Business Park secured leases with Tetra Pak Ltd and GB Group (2 premises). The Park also has increased its provision for small enterprises with the Palladium Group opening the refurbished Honeycomb offices, providing up to 15 suites across 3,900 sqm.

Biopharmaceutical firm Bristol-Myers Squibb announced plans to increase its operations at Chester Business Park, increasing its workforce at Chester by 200 workers covering procurement, contracts centre and fleet management.

Construction commenced in 2014 on Chester's £100 million Central Business Quarter. Key projects commenced in 2014 include Muse Developments' 6,500 sqm One City Place office building (due to be completed by November 2015), a 192-space car park for Network Rail and a pedestrian gateway to the site. Muse Developments is building One City Place speculatively and this development will be the first of six new buildings at the location, recognising the increasing importance of Cheshire as an office destination.

Other projects as part of the Central Business Quarter redevelopment include the new Waitrose supermarket and Neptune Developments' residential development on the Shot Tower and Leadworks site.

KPMG have set up a Chester office at the University of Chester's Riverside Innovation Centre, an important entrance of one of the Big Four accounting firms into the region.

Outside Chester, Northwich recorded the most number of transactions in 2014 with 10. Northwich's Cheshire Business Park continues to expand and saw the completion of Admiral's Court with Baluff Engineering purchasing a 650 sqm building, K&L Freight purchasing a 460 sqm premises in addition to its 280 sqm building at the Park, and Parker Designs Associated purchasing a 480 sqm premises. Illloom Balloon (570 sqm) and Seatriever (560 sqm) also took up leases on the Park. Marshall CDP is now planning a further 3,700 sqm of speculatively built stock for freehold or leasehold as the next stage of the Business Park. Cheshire Business Park comprised half of Northwich's 10 transactions for 2014.

Portal Business Park in Tarporley has completed 8 transactions in 2014, including 5 freehold deals. The Portal Business Park's smaller units of about 200-320 sqm have clearly met a market need but the freehold deals have only generally achieved low £600/sqm

Chester and Cheshire West Industrial

2014 was a solid year for industrial accommodation in Chester and Cheshire West with a take up of 46,933 sqm. The overall floorspace was restricted by the limited number of larger deals but overall transactions were up significantly.

The industrial sector recorded 61 deals in 2014, an increase from a disappointing 37 transactions in 2013. Winsford (21 deals) and Ellesmere Port (20 deals) were the main areas of activity in the market. These two areas also were the locations with the largest average floorspace for transactions completed.

Location	Number of Deals	Total Floorspace (sqm)	Average Floorspace (sqm)
Chester	10	3,750	375
Ellesmere Port	18	17,204	945
Frodsham	1	376	376
Neston	3	770	257
Northwich	6	4,726	788
Winsford	21	20,107	1,166
Total	54	46,933	868

Winsford recorded the largest transaction with Tiger Trailers taking a 9,755 sqm site at Maximus, Winsford Industrial Estate for its heavy vehicle trailer manufacturing and assembly factory, and was just one of two deals in the 5,000-10,000sqm bracket. Whilst not adding to the new floorspace, a significant event saw Johnson Controls in Ellesmere Port withdraw its property from the market and agree a new lease for its 12,000 sqm, keeping a significant occupier in the borough.

The smaller end of the market dominated the deals in West Cheshire, with 38 of the 61 transactions being in the 200-500 sqm size bracket.

Size (sqm)	Number of Deals	Total Floorspace (sqm)
200-500	38	12,658
500-1,000	8	6,130
1,000-2,000	10	13,376
2,000-5,000	4	11,012
5,000-10,000	2	15,425
+10,000	1	12,670

Winsford recorded a strong level of activity with 21 deals comprising 24,492 sqm of floorspace, up from 12 deals in 2013. Aside from the Tiger Trailers deal, which accounted for 40 percent of the transacted floorspace, other transactions included Babcock Rail taking up a 1 year lease on a 1,366 sqm property at The Phoenix Centre and Saint Flooring taking up a 6 year lease at Road One for a 1,244 sqm site. Rents achieved were generally around £30-40/sqm.

Ellesmere Port achieved 19 deals in 2014, up from 11 in 2013. Significant transactions included MPS's purchase of the 5,670 sqm Cromwell House, Rossmore Road East and Lancashire Double Glazing's purchase of a 2,199 sqm unit at Rossfield Industrial Estate. Both sales achieved just under £124/sqm.

Peel Ports' Port Cheshire multi-modal project at Ellesmere Port is being currently marketed, with capacity for up to 93,000 sqm. The site has immediate access to the Manchester Ship Canal.

In further encouraging news for the local industrial sector, Vauxhall announced in July it was taking on 300 new staff at its Ellesmere Port plant as it increases output at the facility with the production of the new Astra model. This will be welcomed by local manufacturers and component suppliers, facilitating Johnson Controls' recent expansion.

In April, Morrisons announced an expansion of its meat processing plant at Winsford, which includes the development of 1,300 sqm of floorspace and some 200 new jobs.

Capenhurst Nuclear Services has been shortlisted for a major Ministry of Defence contract to decommission 27 nuclear submarines, with determination of the contract to occur in 2015.

Argent Energy, a waste-to-energy biodiesel producer received planning permission for their new facility in Ellesmere Port. Work started on the site in January 2015 with 70 jobs to be created within twelve months.

Cheshire West & Chester Retail 2014

2014 saw a significant uplift in retail deals across the West Cheshire area, with the greatest concentrations of activity in Chester and Northwich with other developments also in Ellesmere Port.

Following a successful ballot in June to establish a Business Improvement District in Chester, the CH1 Chester BID Company launched its five year plan in October. The aim of the initiative is to boost local businesses by attracting more shoppers and visitors to the town through co-ordinated marketing and by helping businesses cut their cost bases through shared procurement deals.

We reported last year on the £300 million Northgate development scheme, which had just been approved by the Council. In 2014, this led considerable interest in properties in the town centre with major investment acquisitions on Northgate Street, Foregate Street, Frodsham Street and Frodsham Square. New leases were taken in these locations by Cardzone and Shurpody Footcare Ltd as well as Kuoni Travel on Eastgate Street and Sainsburys Local on Watergate Street.

A number of larger premises were let in the Grosvenor Precinct, including the reopening of Fenn Wright Manson. In two separate agreements, Turners Furniture took leases on over 2,323 sqm of space on the Paddock Row side of the centre. The new restaurant quarter opposite, on Pepper Street, will be home to Las Iguanas (669 sqm), Chimichanga (511 sqm) and Coast to Coast. Real estate developers Rivington Land, contemporary urban design practice ACME and Architecture are the preferred bidders were confirmed to lead the design of the new Chester Northgate development, a mixed leisure and retail location. The announcement was the first step in a programme that will see the completion of the multiplex-cinema, market hall, car park and food court by late autumn 2017 with the construction of the new Retail Centre in the following two years. Rivington Land's role will be to lead the scheme through the planning, secure the necessary retail and leisure operators and attract external investor interest. They have committed to opening a Chester office by the end of the year in order to oversee the project.

The proposed acquisition of phase two of the Greyhound Retail Park by Land Securities went ahead as planned and it was announced that they have pre-let 4,459 sqm to Asda and 1,951 sqm to Dunelm Mill as part of phase three of the scheme.

There were also significant deals done on the edge of town at Deva Retail Park, with Furniture

Village, Carpetright, JJB Sport, 99p Stores, Maplin and Peacocks all leasing large retail units. Many of these were leased from the new owners, Threadneedle Property Fund Managers, who bought 7479 sqm of the Centre earlier in the year.

Following the appointment of Balfour Beatty Construction Ltd as contractor, work began on the Baron's Quay development in Northwich in November 2014. The project will transform the 10.5 ha brownfield site into a vibrant commercial centre with new shopping and leisure opportunities. The first stage is the development of an Odeon cinema, restaurants, an Asda supermarket, and shops, including Jessops and Matalan. This phase of the development is expected to complete by autumn 2016. Just along Leicester Street, in the same part of town, Marks and Spencer renewed the lease on their store for a further 77 years.

Also in Northwich, Cheshire West and Chester Council acquired the lease of the 6,132 sqm Weaver Square Shopping Centre, which was left half-empty when its previous owner ceased trading in 2012. Cheshire West and Chester Council have begun a review of longer term plans for Weaver Square and the adjoining properties as part of the regeneration of the town centre, in conjunction with the large retail projects at Baron's Quay and Memorial Court.

Whilst there was generally less activity in the retail sector in other parts of West Cheshire, a number of units were let in the Ports Arcade in Ellesmere Port, including a 2,787 sqm unit to Poundstretcher.

The Coliseum Shopping Park adjacent to the M53 and Cheshire Oaks Outlet Village complex was also the focus of renewed interest, with Debenhams, Outfit, H&M and Thomsons all coming on site and Travelodge pre-leasing a 725sqm property in the leisure park there.

In other parts of the area, Waitrose opened a flagship 3623 sqm store on Boughton Retail Park. The scheme is the anchor for a wider development at the site, which will see a 120-bedroom hotel and office blocks.

CWAC Leisure

The tourism and leisure sector continues to be a significant feature of the Cheshire economy, and in August 2014, Visit England named a number of attractions in Cheshire as some of the most visited in the country. Chester Zoo was the most popular attraction in the region, with almost 1.5 million visitors in 2013.

Scheduled to open in 2015, Chester Zoo's Islands Project is a £30 million investment in a new 6 ha development, the largest zoo project in UK history. Visitors will be able to explore recreations of habitats in Southeast Asia, walking through different levels and travelling in boats. The flagship building - called the Monsoon Forest - will be the largest indoor zoo exhibit in the UK and is anticipated to increase visitor numbers by 150,000.

For non-paying visitors, Chester's 1,000 year old Cathedral was a major draw, and investment in the bell tower is expected to increase visitor numbers further. The new 'Cathedral at Height' visitor attraction opened in April 2014. The project was funded by a grant from Cheshire West and Chester Council and involved extensive works to the cathedral tower, tower roof, bell-ringing chamber and bell-frame in order to create modern exhibition spaces within the building and a new visitor walkway with interpretative panels on the tower roof. The medieval staircases have been repaired and stonemasonry added in the elevated galleries.

Chester was placed 14th in an analysis by Trinity Mirror Data Unit of the most cultural cities in Britain and developments such as the RE:NEW cultural centre project on Northgate Street are important contributors to the appeal of the town. The £37.5 million project was given a boost in July, when Cheshire West and Chester Council received a £3 million capital funding grant from Arts Council England to contribute to the scheme. Work on the Northgate Street complex started in February 2015 and is timed for completion to mark the 80th anniversary of the opening of the Odeon Theatre, which formerly operated the site. The project will give the city centre its first theatre and cinema since 2007 while transforming the grade II-listed art deco building. The city library's existing building is set to be incorporated into the Northgate retail development alongside new drama and film facilities.

The cultural centre is a major development in Chester, projected to attract 635,000 visitors a year and creating an estimated 385 jobs. This number could increase as the events programme becomes more established. The scheme is projected to generate around £6.7 million of Gross Value Added each year and £1.3 million of net additional GVA within the borough.

Chester is not the only town in the borough in receipt of funds to develop its cultural assets, however. Cheshire West and Chester Council's £8 million restoration of the Northwich Lion Salt Works into a museum, financed by the Heritage Lottery Fund, completed in the autumn. Lion Salt Works is the last pan salt works in the UK and one of only three remaining in the world. It ceased trading in 1986 and was granted scheduled ancient monument status. The project includes a working museum to showcase Cheshire's salt-mining history, a two-storey visitor centre, which has used recycled materials from the site, and The Red Lion pub next to the salt works, which has been renovated to become an educational area, office space and a Victorian-themed pub.

Also in Northwich, the Baron's Quay retail and leisure development continued to gather pace. At the start of the year, the Council made a Compulsory Purchase Order for the remaining land on the site. The £80 million scheme will be anchored by a 6,317sqm Asda and five-screen Odeon digital cinema. Planning consent has been given for 39,911 sqm of leisure and retail space, including a 70-bed hotel, as well as 45 apartments, petrol filling station, car park, and highways improvements.

Cheshire West and Chester Council has also granted outline planning permission for a substantial mixed-use scheme. Just off Junction 8 of the M53 in Ellesmere Port, this will include a 120-bedroom hotel, a pub restaurant, crèche, petrol station, and potentially a community room and fitness suite.

Ellesmere Port will also benefit from a new £15 million leisure centre on Stanney Lane, construction of which began in February. The new complex replaces the Ellesmere Port Indoor Centre (EPIC) and will include a sports hall, swimming pool, dance and fitness studios and a gym. Funded by Cheshire West and Chester Council and Sport England, the new 5,574 sqm building has been designed by Ellis Williams and is being built by Wates Construction.

The hotel sector has been particularly active this year, with applications for not one, but two 'aparthotels' in Chester. In March, permission was granted for Roomzzz to convert the former DVLA offices at Norroy House into a 64 bed, 2,676 sqm hotel, which will open during 2015; and in May Oddfellows Hotel opened its first apartments in close proximity to its present building on Bridge Street. The concept of apartments attached to a hotel originated in the United States and has increased in popularity globally. Aparthotels offer the flexibility of a more 'homely' space and a little bit more room to visitors on longer stays, with the added convenience of being attached to a hotel with a restaurant and bar.

In Chester city centre, the Exchange leisure and retail development, which is anchored by a 60 bed Travelodge hotel was acquired by the Ecclesiastical Insurance Group from Opus Land.

Quote from Alexander Joslin, associate director of investment at Savills:

"We continue to see excellent investor demand for the leisure sector, particularly for strong core fundamentals and value-add opportunities."

In January 2014 Holiday Inn Express Chester Racecourse celebrated its 10th anniversary by reporting that 2013 had been a record year for the business, achieving 95% occupancy levels. They attributed this success to a recent refurbishment, including a new contemporary decor with casual seating in the downstairs bar, lounge and breakfast areas and the provision of free Wi-Fi throughout the hotel.

The Macdonald Craxton Wood Hotel has also had a £2 million revamp to add a luxury spa complex and transform the hotel into a retreat with a focus on wellbeing.

A number of new restaurants and bars opened or took leases on properties in and around Chester during the year. At the site of the former Habitat store on Pepper Street, restaurant chains Chimichanga, Coast to Coast, Restaurant Bar & Grill and Las Iguanas all agreed 20-25 year leases, generating a total annual income of more than £530,000 for proprietors, the Carlyle Group and Bride Hall. Star Pubs & Bars, Heineken's pub business, invested £207,000 in a complete refurbishment of The Saddle Inn in Grosvenor Street, creating nine new jobs at the pub. Finally in December 2014 entrepreneurial young chef Luke Thomas opened Gin Rickey's Bar and the 80-seater Luke's Eating House at 10 St John Street, Chester.

Cheshire West & Chester - Residential

The housing development sector was buoyant again in Cheshire West through 2014, with permissions granted for a number of residential schemes in the area and work getting underway for previously approved developments.

The need to increase the provision of affordable accommodation across the borough has been a key factor in decisions to approve residential developments through the year. Galliford Try Partnerships secured direct grant funding from the Homes and Communities Agency's (HCA) Affordable Homes Programme and plans to build affordable properties in Ellesmere Port in partnership with Magenta Living. The company's North West business unit, based in Warrington, will deliver the £4.4m project to build nine one-bedroom and 14 two-bedroom flats as well as 22 two-bedroom houses on a vacant site off Crescent Road.

The HCA, in partnership with Cheshire West and Chester Council and Your Housing Group, has also provided funding for the development of 82 retirement living apartments on the site of the former Woodfield School, Newton, Chester. All the new apartments, which are being built by Cruden Construction, have been designed to meet the needs of people aged 55 or over and are available for a mix of shared ownership, rented and outright sale.

At the start of the year, the Council selected six housing partners to buy surplus land from the local authority for residential development. These eleven sites, spread across Ellesmere Port, Northwich and Winsford, have a combined capacity for 500 units and the release of this land for development is

expected to make a significant contribution to the Council's policy of addressing housing under-supply in the borough. The partners approved to acquire these sites are Your Housing Group and Countryside, Great Places Housing Group, Sanctuary Housing Association, Magenta Living, Equity Housing, Seddon and Plus Dane Group.

Another large scale development is planned at Oakmere Road, on the edge of the urban area in Winsford, where 475 dwellings are planned. The first phase of this scheme got the go-ahead in October, when Taylor Wimpey was granted planning permission for an initial 180 homes on the site. A proposed scheme in Moulton near Northwich was also approved. The 2.79ha site will create 70 new homes, a network of green space to allow for public open space, and children's play areas. The planning application for the scheme stated that 30% of the offering would be affordable.

As was reported in 2013, the Tattenhall village Neighbourhood Plan came under attack in the High Court. Housebuilders Barratt Homes and Wainhomes challenged a policy within the plan, limiting future development to housing groups of no more than 30 units. The controversy was resolved in May when the High Court dismissed all four claims made by the housebuilders, upholding the validity of the Plan and the impartiality of the independent examiner.

The student accommodation sector continued to show activity. In July, Fortis Developments, in partnership with investment firm Knight Knox International, was granted approval for the refurbishment of Chronicle House in Commonhall Street. The work will transform the former newspaper printing room into 62 student bedrooms. The conversion will include a range of facilities, including a gym, laundry room, bike storage and entertainment lounge and is due to be complete in time for the 2015 student intake.

In November The Beeches in Malpas won Best Small New Housing Development for, at the Local Authority Building Control (LABC) Building Excellence Awards. The award was presented to Appletree Estates Ltd one of the key partners of Cheshire West and Chester Council's Building Consultancy Team.

As the Council seeks to remedy previous years' shortfall in housing supply, permission was granted for a number of housing developments across the borough and housing land was identified to meet the requirement. As at 1 April 2014, the five year housing land requirement was for 7,005 new dwellings (1,401 per annum) inclusive of an NPPF buffer of 20%. The 2014 monitoring report suggests that the borough has a total deliverable five year housing supply of 8,906 dwellings, which translates into a 6.36 years supply against the requirement.

The contribution towards land supply of existing commitments is around 13,500 dwellings, over 70% of the remaining Plan housing requirement. These commitments are distributed across the Borough. The report notes that there has been an increase in permissions granted on greenfield sites in the rural area since 2012, as a result of a lack of five year land supply.

Land supply by source (as at 1 April 2014)

Source	Net deliverable dwellings
Commitments	13,562
Strategic Sites	2,739
Small site allowance	1,950
Strategic Housing Land Availability Assessment	5,267
Sub Total	23,518
Greenfield extensions	8,022

SOURCE: Cheshire West and Chester

Future dwelling completions greater than 100 units due in the next five years

Scheme	Settlement	Housebuilder	Supply of Dwellings to 2019
Winnington Urban Village, Winnington Avenue / Winnington Lane	Northwich	Taylor Wimpey	375
Sutton New Hall Farm, Ledsham Road	Ellesmere Port	Redrow Homes	255
Premier House, Chaterhall Drive, Hoole	Chester	Muse Development	200
Saighton Camp, Sandy Lane, Huntington (Area B)	Chester	Bovis Homes	200
Saighton Camp, Sandy Lane, Huntington (Area A)	Chester	Bovis Homes	164
Wincham Urban village, Chapel Street, Wincham	Northwich	Gladedale Estates Ltd & Russell Homes	150
Ledsham Road, rear of Sutton New Hall Cottages, Ledsham	Ellesmere Port	Redrow Homes	145
Car park Northgate Avenue	Chester	Arena Housing Group	131
Eden Vale Factory, Warrington Road, Cuddington	Rural	Taylor Wimpey	129
Land south-east of Hollies Farm, Hartford	Northwich	Bridgemere Land PLC And Bridgemere J V Ltd	120
Grange Farm, Chester Road, Hartford	Northwich	Harrow Estates PLC	120
Land adjacent Littler House, Littler Lane	Winsford	Unknown	120
Land at Upper Northgate Street	Chester	Unknown	117
Rear of 14 - 28 Brereton Close, Tarporley Road	Tarvin	Taylor Wimpey	112
Rofton Works Site, Hooton Road, Hooton	Rural	Unknown	110
Former Brook Farm Special School	Tarporley	Taylor Wimpey	100

Schemes of five units and more with planning permission (full or outline) at April 2014

Location	Total Sites	Total Units	Units to be delivered to 2019
Cuddington & Sandiway	3	121	121
Ellesmere Port	16	1,329	579
Farndon	5	227	197
Frodsham	4	79	64
Helsby	7	338	248
Kelsall	2	123	93
Malpas	6	271	171
Neston & Parkgate	6	118	118
Northwich	36	2,606	1,316
Rural	1	265	110
Tarporley	3	235	195
Tarvin	2	117	117
Tattenhall	3	193	163
Winsford	15	906	554
Total	149	8,644	5,412

Since the base date of the Plan (2010) a total of 3,100 new dwellings have been completed, leaving a shortfall of 1,300 dwellings against the requirement.

Annual housing completions 2010 – 2014 YEAR

	Gross Completions	Losses Demolitions	Net Completions
2010 / 2011	680	26	654
2011 / 2012	865	62	803
2012 / 2013	698	25	673
2013 / 2014	1,032	62	970
Total	3,275	175	3,100

Top ten investment deals

Type	Location/Property	Vendor	Purchaser	Size (sqm)	Price (£m)	Tenants	Income (£/pa)	Net Initial yield (%)	Agents
Retail	49 Gleneagles Road, Ellesmere Port	Private Vendor	Private Purchaser	308	0.3	Martin McColl	30,000	8.5	Acuitus
Industrial	One 100, Road One, Winsford Industrial Estate	Private Vendor	Parabola Securities	9,290	1.3	Various	c.195000	14.9	B8RE, GVA, Lamont, WHR
Industrial	Unit 1, North Rd, Ellesmere Port	LPA Receivers	Pramerica Investment Management	12,684	6.2	Johnson Controls	521,000	7.8	BNP
Industrial	Premier Park, Winsford	Patrick Properties	Merseyside Pension Fund	30,947	19	Various	c.1500000	7.6	CBRE
Retail	Primark, Chester	Wellbeck Asset Management	Primark	Unknown	5.9	Various	c.300000	4.8	CBRE, Tushingham Moore
Office	14 Admiral Court, Northwich	Portfolio Sale	Private Purchaser	568	Portfolio Sale	Commscare	88,667	Portfolio sale	David Klein
Healthcare	Gorse Stacks, Delamere St, Chester	Watkin Jones	Primary Health Properties	2,323	18.5	NHS	Confidential	Confidential	JLL
Retail	Caldy Valley Retail Park, Chester	J. Sainsburys	RMPP	3,258	5.2	Various	385,000	7%	Colliers CRE, Green & Partners
Retail	Station Road, Ellesmere Port	Private Vendor	Private Purchaser	3,368	5.4	B&Q	400,000	7%	Colliers CRE
Office	9 Admiral Court, Northwich	CDP	Private Purchaser	569	0.96	Illloom Balloon	c. 88000	9.23%	B8RE

Office deals

Property Name/Address	Town	Vendor/Landlord	Tenant/Purchaser	Size (sqm)	Lease Term	Agents
4 Hilliards Court, Chester Business Park	Chester	Private Landlord	Private Health Partnership	204	5 years	Legat Owen
Telford Court, Chester Gates, Dunkirk Trading Estate, Chester	Chester	Frogmore	Culex Limited	206	Freehold	Legat Owen
Office Suite, The Moorings, Rowton Bridge, Chester	Chester	Private Landlord	McCormick Architecture Ltd	222	Undisclosed	Beresford Commercial
India House, 21 Castle Street Chester	Chester	Private individual	CJL Travel	242	Freehold	Legat Owen
Beech House, Sealand Road, Chester	Chester	Crest Nicholson	Iammoving.com	270	Undisclosed	Legat Owen
Unit 2, The Oaks, Stanney Mill Lane, Chester	Chester	Private Landlord	Xenon Green Energy Limited	288	3	Mason & Partners
Suite G+H (G Floor), The Steam Mill Business Centre, Steam Mill Street, Chester	Chester	Threadneedle	Cocktails Unlimited	312	Undisclosed	Legat Owen
Venture Point, Stanney Mill Road, Chester	Chester	Hansteen Limited	Private Tenant	334	3	Legat Owen
Old Government House, Dee Hills Park, Chester	Chester	Muir Housing	Undisclosed Occupier	353	Freehold	Legat Owen
Richmond House, Chester Business Park, Chester	Chester	Wastdale Investments	Tier Consult	355	5	Legat Owen
Unit 5, Heritage Court, Lower Bridge Street, Chester	Chester	Pecoda Property	Thi Plc	370	Freehold	Legat Owen
3 & 4, St Johns Court, 3 Vicars Lane, Chester	Chester	Private Landlord	Clicky Media Limited	406	Undisclosed	Beresford Commercial
Unit 4, The Oaks, Stanney Mill Lane, Chester	Chester	Private Landlord	Xenon Green Energy Limited	415	3	Mason & Partners
Aldford House, Park Lane, Bell Meadow Business Park, Chester	Chester	Eric Wright	Legal Marketing Services Limited	419	Undisclosed	Legat Owen
Thornton Science Park, Pool Lane, Chester	Chester	University of Chester	Wood Group Intestacy Ltd	432	5	GVA
Ground, International House, Kingsfield Court, Chester Business Park, Chester	Chester	Prospect GB	NextGear Capital UK	511	10	Legat Owen
Unit 1, Heritage Court, Lower Bridge Street, Chester	Chester	Pecoda Property	Eden Luxury Group	515	Undisclosed	Legat Owen
Entire Building, 16 White Friars, Chester	Chester	Private Landlord	Storrar Cowdry	528	Undisclosed	Legat Owen
The Bluecoat Building, Upper Northgate Street, Chester	Chester	Private Landlord	Chester Vision Support	650	Undisclosed	Fearnalls Ltd

Office deals

Property Name/Address	Town	Vendor/Landlord	Tenant/Purchaser	Size (sqm)	Lease Term	Agents
1st, 2nd and 3rd, Gateway House, Northgate Street, Chester	Chester	Private Landlord	University of Chester	735	Undisclosed	Fearnalls Ltd
The Foundation, Chester Business Park, Chester	Chester	GE Capital	GB Group	1,714	10	Legat Owen/ Colliers International
A2, Oaklands Office Park, Hooton	Ellesmere Port	Carrillion	Ideal Med Limited	200	3	Legat Owen
Oaklands Office Park	Ellesmere Port	Carrillion	Northstar Engineering	200	5	Legat Owen
Building 49, Thornton Science Park, Pool Lane	Ellesmere Port	University of Chester	Baker Risk Europe Ltd	209	5	GVA
4 Pioneer Business Park, Ellesmere Port	Ellesmere Port	North West Industrial Estate Ltd	Jigsaw Law Ltd	288	5	Mason & Partners
Oaklands Office Park, Hooton	Ellesmere Port	Carrillion	ITS Testing Services	381	5	Legat Owen
Pioneer Business Park - Evans Business Centre, North Road, Ellesmere Port	Ellesmere Port	Private Landlord	Plus Dane Housing Group Limited	578	Undisclosed	Legat Owen /Mason & Partners
Building 301, Thornton Science Park, Pool Lane	Ellesmere Port	University of Chester	Assar Oil (UK) Ltd	2,769	20	GVA
3 Royal Mews, Rudheath, Northwich	Northwich	Private Landlord	Butcher & Barlow LLP	200	10	Fifield Glyn
Unit 2, Northwich Business Centre, Chester Way/Meadow Street, Northwich	Northwich	Hurstwood Holdings Limited	Private Tenant	477	Undisclosed	Hurstwood Holdings
Riverside House, Winnington Street, Northwich	Northwich	Private Landlord	Private Tenant	520	Undisclosed	Fifield Glyn
Cheshire Business Park - Admiral Court, Manchester Road, Northwich	Northwich	Marshall CDP	Seatriever	557	10	Cushman & Wakefield
Sherwood House, Gadbrook Business Centre, Northwich	Northwich	Cheshire West & Chester Council	Balvac Ltd	727	Undisclosed	Cheshire West and Chester Council
Sension House, Denton Drive, Northwich	Northwich	Tata Chemicals	Cheshire Centre for Independent Living	1,183	Freehold	Fifield Glyn
Unit 13, Portal Business Park, Eaton Lane, Tarporley	Tarporley	Bellmeadow Property Developments LLP	CB Homes Ltd	211	Freehold	Lamont Limited/ Kenny Moore
Unit 4, Portal Business Park, Eaton Lane, Tarporley	Tarporley	Bellmeadow Property Developments LLP	Private Tenant	293	Undisclosed	Lamont Limited
Unit 10, Portal Business Park, Eaton Lane, Tarporley	Tarporley	Bellmeadow Property Developments LLP	Private Purchaser	305	Freehold	Lamont Limited
Unit 14, Portal Business Park, Eaton Lane, Tarporley	Tarporley	Bellmeadow Property Developments LLP	Medisec Software	305	Freehold	Lamont Limited/ Kenny Moore

Industrial deals

Property Name/Address	Town	Vendor/Landlord	Tenant/Purchaser	Size (sqm)	Rent/Price (sqm)	Lease Term (Years)	Agents
Sealand Industrial Estate, Chester	Chester	Stretton Estates Queensferry Limited	Cartion Limited	1,012	£19.91	3	Lamont Limited
Unit 5, Sealand Industrial Estate, Winsford Way, Chester	Chester	Cheshire West & Chester Council	Nicol Hughes Foodservice Limited	438	£342.40	Freehold	B8RE/Beresford Commercial
Units 1-4, The Quadrant, Mercury Court, Chester West Employment Park, Chester	Chester	Private Landlord	G Walker Properties Limited	429	£422.49	Freehold	Beresford Commercial / Legat Owen/B8RE
Unit 7a, Sealand Industrial Estate, Winsford Way, Chester	Chester	Cheshire West & Chester Council	Private Tenant	263	Undisclosed	Undisclosed	B8RE/Beresford Commercial
Unit 7, Sealand Industrial Estate, Winsford Way, Chester	Chester	Cheshire West & Chester Council	Private Tenant	263	£398.91	Freehold	B8RE/Beresford Commercial
Unit 2a, Riverside Trade Park, River Lane, Chester	Chester	Private Landlord	Crossfit	263	£50.38	5	B8RE/Beresford Commercial
Unit D1 Chester Trade Park, Bumpers Lane, Sealand Road, Chester	Chester	Royal Ordnance (Crown Service) Pension Schemes c/o CBRE Global Leasing	General All Purpose Plastics Limited	261	£68.46	10	CBRE / Legat Owen
Unit 2 Woodside Farm, Parkgate Road, Chester	Chester	Private Landlord	Private Tenant	254	Undisclosed	Undisclosed	Bolton Birch
Unit 1-9 Waverton Business Park, Chester	Chester	Private Landlord	Staingard Ltd	247	Undisclosed	Undisclosed	GVA
Cromwell House, Rossmore Road East, Ellesmere Port	Ellesmere Port	Joint Administrators of Formes Alutek Limited	MPS	5,670	£123.46	Freehold	Sanderson Weatherall
Unit 1 Rossfield Industrial Estate, Ellesmere Port	Ellesmere Port	Private Landlord	Lancashire Double Glazing	2,199	£122.71	Freehold	GVA
Unit 23, Thornton Industrial Estate, Telford Road, Ellesmere Port	Ellesmere Port	Private Landlord	Veimore Ltd	1,794	£21.42	Undisclosed	Fearnalls
Unit 1, New Bridge Court, New Bridge Road, Ellesmere Port	Ellesmere Port	Cheshire West & Chester Council	Deeside Precision Engineering Ltd	1,568	Undisclosed	Undisclosed	Cheshire West & Chester Council
Ems House, Rossfield Road, Ellesmere Port	Ellesmere Port	Private	Wilson James Ltd	1,053	£32.29	2	Legat Owen
Two Mills Garage, Parkgate Road, Ellesmere Port	Ellesmere Port	Private	Rybrook	853	£58.56	15	Legat Owen
Unit 1-7 Newport Business Park, Ellesmere Port	Ellesmere Port	Cheshire West & Chester Council	IDN Engineering	460	Undisclosed	Undisclosed	Cheshire West & Chester Council
Unit 24, Waters Business Park, Waters Road, Ellesmere Port	Ellesmere Port	Private Landlord	Private Tenant	428	Undisclosed	Undisclosed	Legat Owen / Mason Partners
Block E Oil Sites Road, Waters Business Park, Ellesmere Port	Ellesmere Port	Private Landlord	Private Tenant	421	Undisclosed	Undisclosed	Beresford Commercial
Unit 9 Junction 8 Business Park, Rossmore Road East, Ellesmere Port	Ellesmere Port	Royal London	Toolstation	372	£48.44	10	CBRE / Hitchcock Wright & Partners
Unit 1-3 Cedab Industrial Estate, Ellesmere Port	Ellesmere Port	Private Landlord	Private Tenant	372	Undisclosed	Undisclosed	Cheshire West & Chester Council
Unit 18, Elm Court, Newbridge Road, Ellesmere Port	Ellesmere Port	Private Landlord	All About Me Marquees and Events	351	£59.09	Undisclosed	Bolton Birch
Unit 7-9 Thornton Road Industrial Estate, Ellesmere Port	Ellesmere Port	Private Landlord	Private Tenant	318	Undisclosed	Undisclosed	Matthews & Goodman
Unit 3, Waters Business Park, Waters Road, Ellesmere Port	Ellesmere Port	Northern Office Investments Ltd	Moss Ltd	284	£58.02	3	Mason & Partners
Units 1,3 & 5 Portside Industrial Estate, Ellesmere Port	Ellesmere Port	Hurstwood	APEP	279	£35.84	5	Keppie Massie/Legat Owen
Unit 18 Junction 8 Business Park, Rossmore Road East, Ellesmere Port	Ellesmere Port	Royal London	Granite Transformations	271	£49.84	5	CBRE/ Hitchcock Wright & Partners
Unit 2 Elm Court, Newbridge Road, Ellesmere Port	Ellesmere Port	Whittle Jones (Northern Trust?)	The Fork Lift Taining Company	258	Undisclosed	3	Bolton Birch/Legat Owen
Unit 17 Elm Court, Newbridge Road, Ellesmere Port	Ellesmere Port	Whittle Jones (Northern Trust?)	Chester Performing Arts Ltd	252	£59.20	3	Bolton Birch/Legat Owen

Industrial deals

Property Name/Address	Town	Vendor/Landlord	Tenant/Purchaser	Size (sqm)	Rent/Price (sqm)	Lease Term (Years)	Agents
Meadow Farm, Lower Rake Lane, Frodsham	Frodsham	Private Landlord	The Furniture Market.co.uk Ltd	376	£32.29	Undisclosed	Fisher German
Unit 7, Clayhill Light Industrial Park - Westwood Court, Off Buildwas Road, Neston	Neston	Hansteen Ltd	Private Tenant	317	£43.06	Undisclosed	Hansteen Ltd
Unit 5, Clayhill Light Industrial Park - Westwood Court, Off Buildwas Road, Neston	Neston	Hansteen Ltd	Private Tenant	228	£48.44	Undisclosed	Hansteen Ltd
Unit 9, Millennium Court, Buildwas Road, Clayhill Light Industrial Park, Neston	Neston	Northern Trust	Absolute Spas Ltd	226	£53.82	3	Legat Owen
Kingfisher Court, Denton Drive, Northwich	Northwich	J & S Motorcycles Limited	TonerMan Limited	1,730	£34.98	3	Fifield Glyn
Winnington Business Park, Northwich	Northwich	FI Real Estate	Cheshire County Removals & Storage Ltd	1,474	Undisclosed	3	Legat Owen/First Investments Ltd
Riverside Trading Estate, Navigation Road, Northwich	Northwich	Linforth	Iconic	510	£47.04	5	Lamont Limited
Elm Street, Northwich	Northwich	Private Landlord	Private Tenant	450	£26.91	Undisclosed	Meller Braggins
Ellesmore House, Wincham Ave, Northwich	Northwich	Private Landlord	Private Tenant	304		Undisclosed	Fisher German
Units 6-7, Riverside Trading Estate, Navigation Road, Northwich	Northwich	Private Landlord	Private Tenant	258	£31.00	Undisclosed	Wright Marshall Ltd
Maximus, Road One, Winsford Industrial Estate	Winsford	Friends Life Ltd c/o AXA REIM	Tiger Trailers	9,755	£40.37	10	Jones Lang LaSalle/B8RE/Lamont
4 & 5, The Phoenix Centre, Winsford	Winsford	M & M Palletts	Babcock Rail	1,366	£35.09	1	Lamont Limited
Road One/Two, Winsford	Winsford	Divani UK Ltd	Saint Flooring Limited	1,244	£40.37	6	Lamont Limited
3-5 Tithebarn, Winsford	Winsford	Tithebarn Limited	British Red Cross	1,068	£22.39	0.25	Lamont Limited
3-5 Tithebarn, Winsford	Winsford	Tithebarn Limited	S. Cooper & Sons	1,068	£33.69	1	Lamont Limited
3 Phoenix Centre, Winsford	Winsford	M & M Palletts	Deelux	977	£32.29	5	Lamont Limited
Unit 8, Pineapple Park, Road One, Winsford Industrial Estate, Winsford	Winsford	Crankshaft Limited	Private Tenant	886	£40.37	0.5	Matthews & Goodman
Unit 2a-d Winsford Industrial Estate, Winsford	Winsford	Cheshire West & Chester Council	Private Tenant	715	Undisclosed	Undisclosed	Cheshire West & Chester Council
7 Pineapple Pk, Winsford	Winsford	Crankshaft Limited	British Red Cross	440	£32.94	5	Lamont Limited
10, Oasis Business Pk, Winsford	Winsford	Gameseeker	First Harvest Limited	402	£38.54	10	Lamont Limited
Units 1-12 Woodford Court, Winsford	Winsford	Cheshire West & Chester Council	Mid Cheshire Conversions	378	£35.52	Undisclosed	Cheshire West & Chester Council
Unit 1-9 Winsford Industrial Estate, Winsford	Winsford	Stretton Estates Queensferry Limited	Private	367	Undisclosed	3	Legat Owen
Unit 1, Navigation Park, Winsford	Winsford	Stretton Estates Queensferry Limited	Escape Motorhome Conversions	332	£36.06	5	Lamont Limited/Legat Owen
The Old Chapel, 10 Crook Lane, Winsford	Winsford		3L Care Ltd	307		Undisclosed	Meller Braggins
9, Oasis Business Park, Winsford	Winsford	Glencairn Holdings Limited	Zen Lifestyles	253	£55.33	4	Lamont Limited

Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at

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