



ACLAND BRACEWELL
SURVEYORS LIMITED

Chartered Surveyors, Land Agents and Property Consultants

**Land to the East and West of the M6 Motorway
Massey Brook Farm
Weaste Lane
Lymm**

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LAND TO THE EAST AND WEST OF THE M6 MOTORWAY, MASSEY BROOK FARM, WEASTE LANE, LYMM

INSTRUCTIONS

We are instructed for and on behalf of the landowner; [REDACTED] to submit representations in respect of the lands, situated to east and west of the M6 motorway, Massey Brook Farm, Lymm, supporting their inclusion within the Warrington Borough Council Local Plan as land suitable for residential/employment development.

THE PARTIES

Landowner's details:

[REDACTED]
c/o Agent

Tel: Contact Agent

Email: Contact Agent

Agent's details:

[REDACTED]
Acland Bracewell Surveyors Limited
The Barrons
Church Road
Tarleton
Preston, PR4 6UP.

Tel: [REDACTED]

Email: [REDACTED]



INTEREST IN THE SITE

The Landowner is a Freehold Owner of the Site.



THE SITE

Name: Land to the east and west of the M6 Motorway
Weaste Lane/Massey Brook Lane
Lymm

Size: 60 acres or thereabouts defined by the area edged red on the attached plan.

Ordnance Survey Grid Reference: Easting: 53.375039
Northing: 2.508538

PROPOSED FUTURE USE

The proposed future use is for residential and employment land.

LOCATION

The site is situated to the east and west of the M6 motorway at Massey Brook Farm, Lymm

DESCRIPTION

The land extends to 60 acres or thereabouts and comprises of four parcels of land that are separated east/west by the M6 motorway and north/south by Weaste Lane continuing into Massey Brook Lane.

The land is located immediately adjacent to the M6 motorway spreading outwards towards Lymm in the east and towards Grappenhall in the west.

All of the land is currently designated as Green Belt.

To the north, east and west of the site are clear defensible boundaries earmarked by the Bridgewater Canal to the north, the motorway to the east and Cinder Lane to the west.

The land to the east of the motorway is a logical extension to the existing settlement boundary of Lymm.

The land to the west of the motorway is strategically located to accommodate a large mixed-use development zone.

The site is not subject to any difficult land ownership or access issues.

The site is well connected to the existing transport system and local amenities.

SITE BENEFITS

The location and characteristics of the land also support its allocation for future development land in that it is:

- i. Accessible to services and facilities.
- ii. Accessible to GP/ Health Centre (within 2km).
- iii. Accessible to dentists (within 2km).
- iv. Accessible to primary school (within 1.2m).
- v. Within 1.2km of publicly accessible open space/recreational ground.
- vi. There are existing accesses located off Weaste Lane.
- vii. Has no ecological constraints/nor is it at risk from flooding.



- viii. Is in single ownership and is immediately available for development.
- ix. Will form a strategic development site in accordance with the Council's preferred development options.
- x. Will assist with the delivery of the Council's 5 year housing supply.

MARKET INTEREST

The site is immediately available and deliverable.

SITE CONDITION

The site is largely down to crop rotation and grazing.

PLANNING POSITION

All the four parcels of land are designated as Green Belt.

The land can come forward for residential/employment development as a whole or in a phased approach during the plan period, as part of an overall masterplan.

SITE CONSIDERATIONS

We do not anticipate of any site constraints in respect of the following:

- 1. Land contamination.
- 2. Land stability.
- 3. Mains water supply.
- 4. Mains sewerage.
- 5. Drainage/flood risk.
- 6. Electricity supply.
- 7. Gas supply.
- 8. Telecommunications.
- 9. Highways.
- 10. Ownership, leases.
- 11. Ransom strips.

ENVIRONMENTAL/ECOLOGICAL MATTERS

The Site is not subject to the following constraints:

Potential Constraint	Result
Flood Zone 3/2	No – Not located within the Flood Zone
Site of International/National Nature Conservation	No
Historic Parks and Gardens	No
Coastal Erosion	No
Cemetery	No
Areas of Local Nature Importance (LWS or LGS)	No
Regional Important Geological Sites	No
Conservation Area	No
Listed Buildings	No
Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Recreation Areas (playing fields and Golf courses)	No

SITE AVAILABILITY

Given the straightforward ownership situation, the lands can be made available with immediate effect.



DENSITY

It is estimated that the overall capacity of the lands is capable of accommodating up to 700 dwellings based on a density of 30 dwellings/ha.

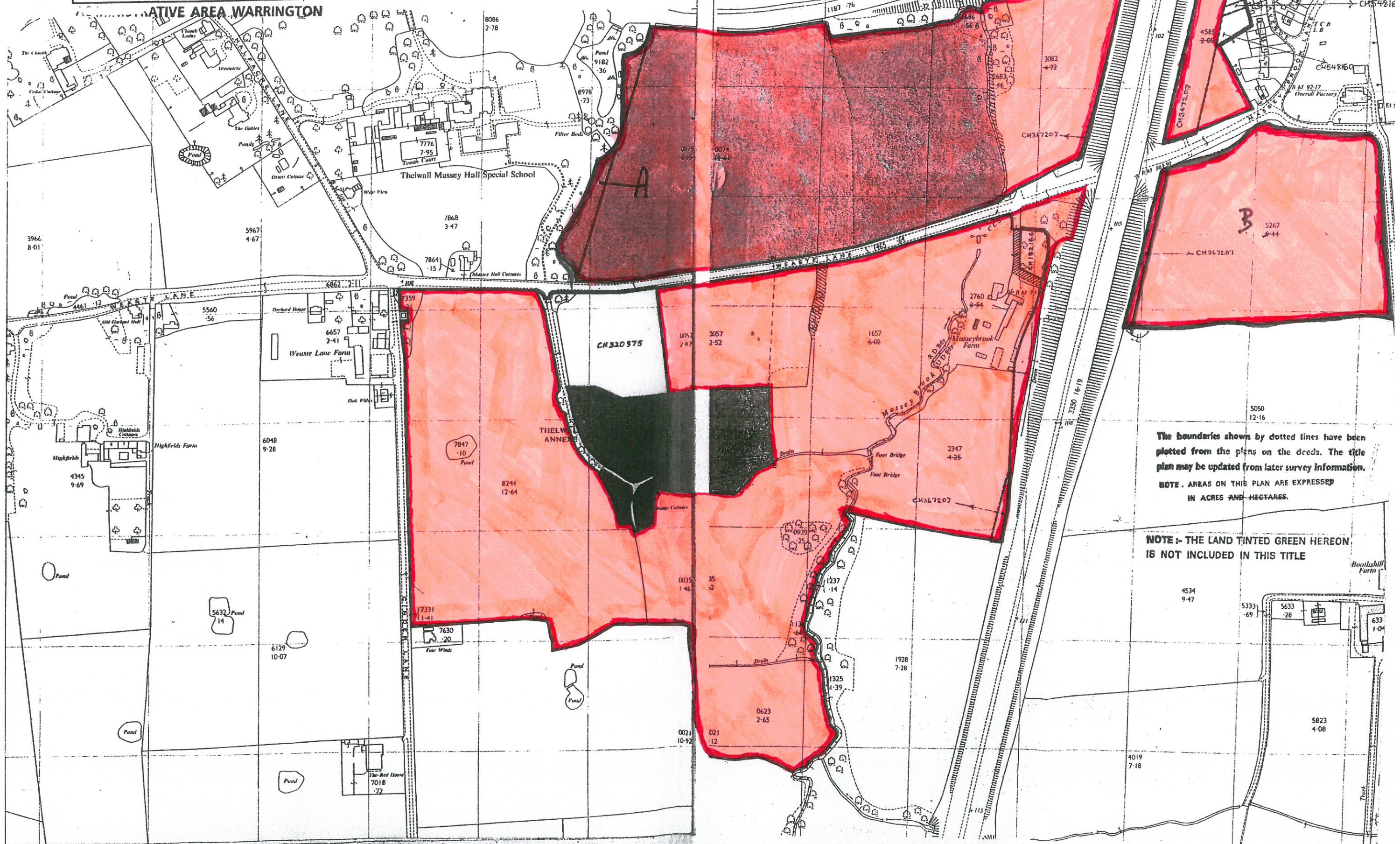
CONCLUSION

It is considered there are no technical constraints or otherwise that would prevent the land from being brought forward for residential/employment development immediately.

The lands are available to come forward for residential/employment development as a whole or in a phased approach, over the plan period, as part of an overall masterplan.

The site is a suitable site for housing and/or employment and will contribute to the Council's overall housing and employment needs for Warrington as a whole, and in particular in relation to the Preferred Development Option of the Garden City Suburb and the provision of 500 dwellings in and around the settlement of Lymm.

M. LAND. REGISTRY			TITLE NUMBER
CH109661			
ORDNANCE SURVEY PLAN REFERENCE	SJ6586	SJ6686	Scale 1/2500
COUNTY CHESHIRE	DISTRICT WARRINGTON		© Crown copyright



Thelwall Massey Hall Special School

CH320975

THELW
ANNEX

CH347207

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.
NOTE - AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.

NOTE - THE LAND TINTED GREEN HEREON IS NOT INCLUDED IN THIS TITLE

Boothill Farm