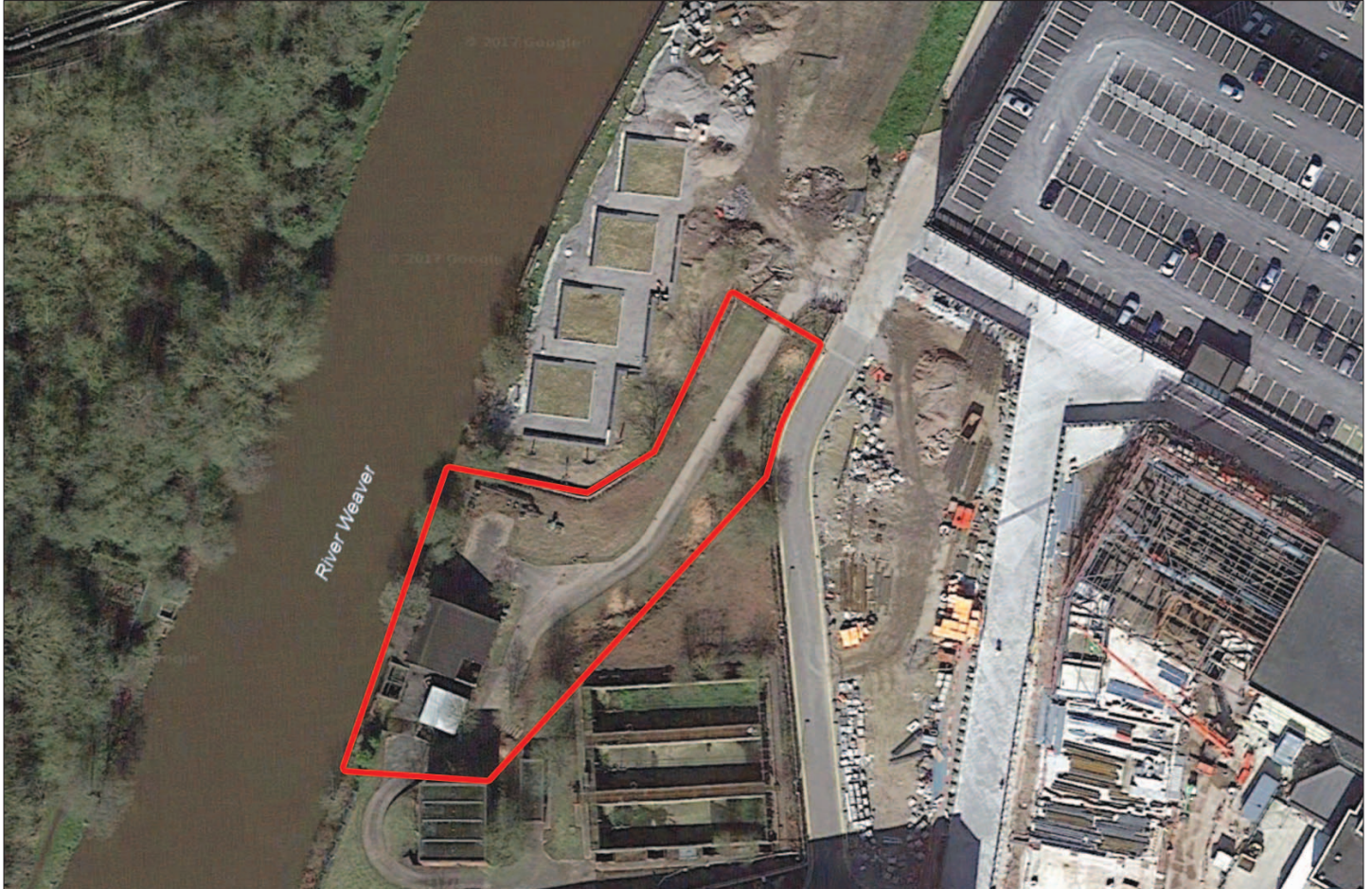
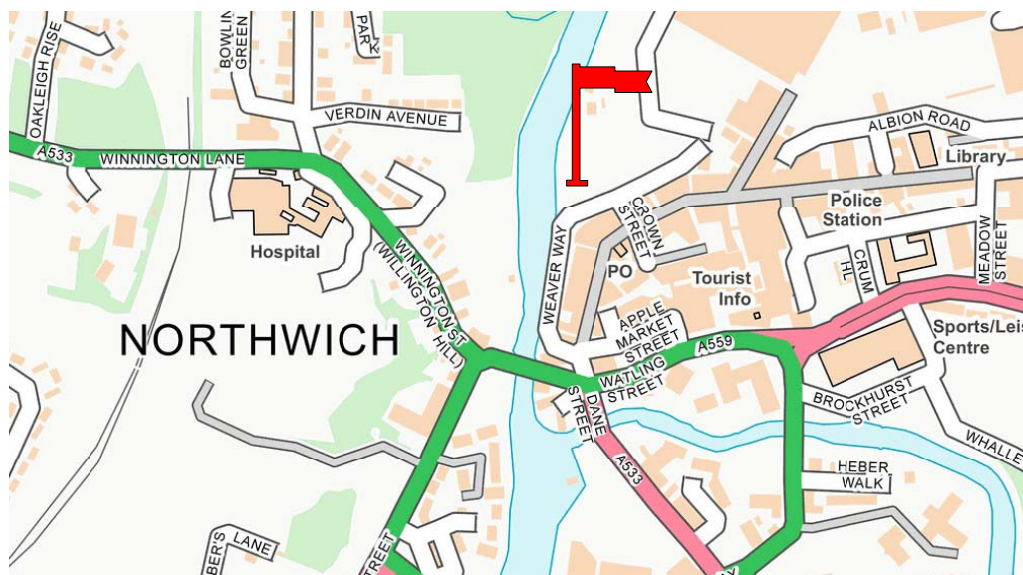


On the Instructions of INOVYN Enterprises Limited:
Pump Works, Barons Quay, Northwich CW9 5LQ



A Unique Riverside Development Opportunity

Subject to Planning



Situation:

The 0.49 acre site together with two vacant buildings adjacent to the new Barons Quay Shopping Centre with 900 space car park and Odeon Cinema complex in the centre of the town fronting directly onto the River Weaver. Approx. population within 30 minute drive is 300,000.

Services:

All mains services are available nearby.

Tenure:

The property is Freehold and free from encumbrances other than United Utilities having access to their Storm Balancing Tanks.

Price:

Offers over £500,000, Subject to Contract and Planning Consent.

Inspection:

By appointment with the Sole Agent.

Fifield Glyn
No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD

Contact: John G. Fifield
Tel: 01606 351351
john.fifield@fifieldglyn.com

SUBJECT TO CONTRACT

JGF/JRB/3617a

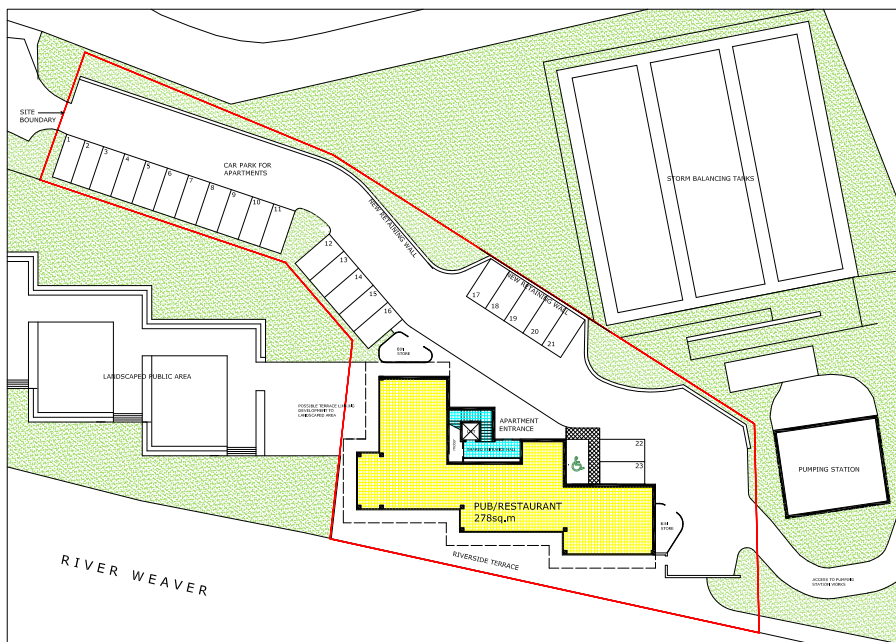
October 2018



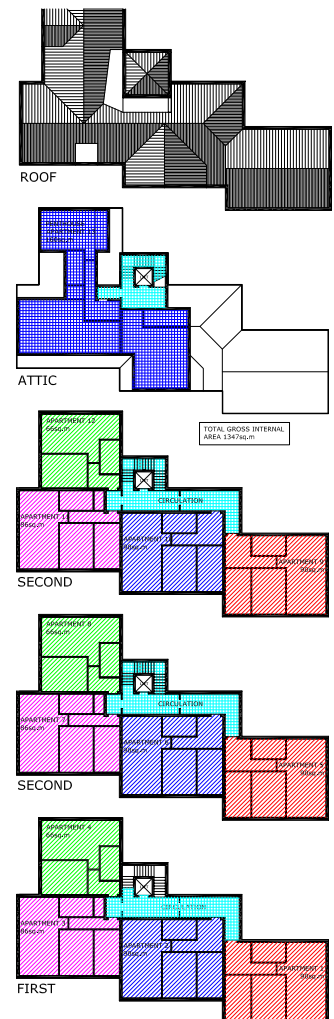
SKETCH VIEW from LANDSCAPED PUBLIC AREA



SKETCH VIEW from OPPOSITE RIVER BANK



GROUND FLOOR SITE PLAN AS PROPOSED SCALE 1:200 at A1



POSSIBLE MIXED-USE DEVELOPMENT - The OLD PUMP WORKS, NORTHWICH



