

Cantilever Garden Centre, Latchford, Warrington

Cheshire Garden Centres

Brief

BE Group carried out an initial feasibility study to look at the potential for change of use from a garden centre to alternative, higher value uses.

As part of this research, discussions were held with Warrington Borough Council's planning and highways departments, and Rairack, who were the adjoining land owner.

Activities

Following our discussions, it was established that the site would be suitable for residential use.

BE Group was instructed to market the 2.5 acres site and to select a number of local and regional house builders and developers, as preferred partners.

Received a number of bids from parties who had been invited to look at the site, the majority of which were conditional upon planning. BE Group assessed and appraised the bids, using our knowledge of comparable transactions.

Two unconditional bids were received, and following discussions with the client, a preferred bid was selected.

Outcome

The site was successfully sold to Briden Developments who subsequently obtained planning permission for a residential apartment scheme, which has now been built.

