

# UP TO 31 ACRE SITE SUITABLE FOR ROADSIDE/RETAIL/LEISURE OPPORTUNITIES

**MAGNITUDE**  
JUNCTION 18, M6 MIDDLEWICH



**EVERYTHING** IN EASY REACH  
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**MAGNITUDE IS SITUATED IN MIDDLEWICH, ONLY 3 MINUTES FROM THE M6 JUNCTION 18.**

Sandbach, Winsford and Holmes Chapel are within 10 minutes' drive with Greater Manchester, Merseyside and the Potteries all situated within a half hour drive time.

The site benefits from approx. 900m frontage to Holmes Chapel Road (A54), which links the M6 (2 miles to Junction 18) to both Middlewich town centre (approximately 0.5 mile to the west) and Winsford (4 miles to the west).

Nearby roadside uses include The Salt Cellar family pub, Travelodge, Starbucks and Subway. The site has a catchment of over 75,000 residents within a 5 mile radius.

Middlewich	1 mile	2 mins
J18, M6	2 miles	3 mins
Holmes Chapel	3 miles	9 mins
Winsford	4 miles	10 mins
Sandbach	7 miles	11 mins
Crewe	12 miles	20 mins

(Source: aa.com)

**SAT NAV: CW10 DJB**





## SCHEME DESCRIPTION/PLANNING

Detailed consent has been secured for Use classes A, B and D. Units are available from 1,500 sq ft. Plots are also available.

The site includes a new access road which will act as a direct link to the new Middlewich Eastern Bypass, the construction of which is expected to commence mid-2021 with a 30-month construction programme.

## TERMS

Available on request.

## FOR MORE INFORMATION

Please contact the retained agents.



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