

FOR SALE/TO LET

Roadside Development Site Retail Opportunities Available



 Site Location

A530

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- Prime 1.73-acre roadside development opportunity.
- Available on a ground lease, leasehold, or freehold basis.
- Suitable for drive-thru, petrol filling station & retail uses STP.
- Prominent A530 location adjacent to Leighton Hospital.

Land at Middlewich Road, Crewe, CW1 4QQ



020 4 568 1402



info@hindleylawrence.co.uk



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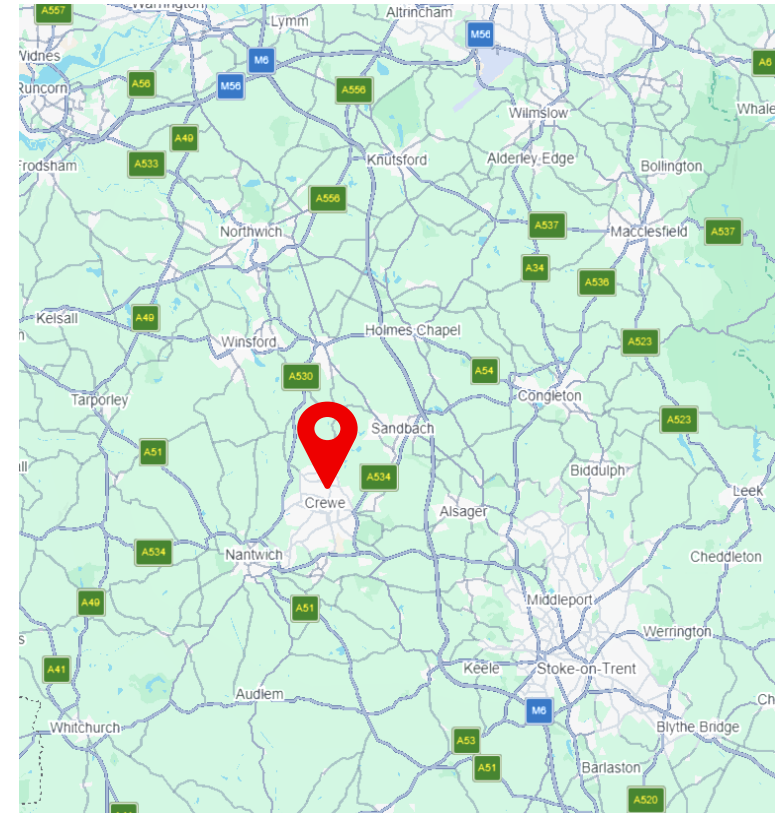
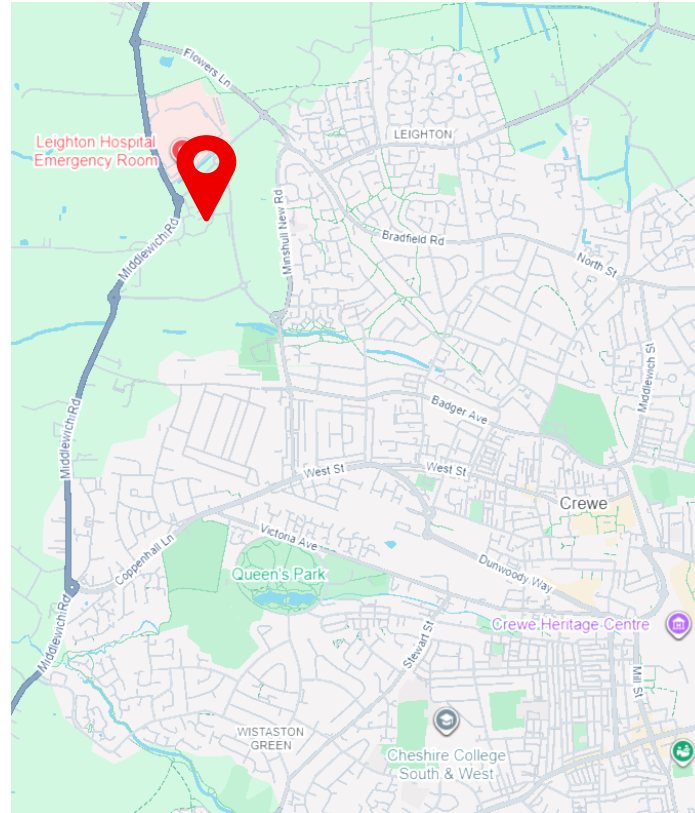


Location

The site occupies a prominent roadside position fronting Middlewich Road (A530) in Leighton, approximately 2 miles north-west of Crewe town centre. It is strategically located around 8 miles south of Middlewich, 9 miles north-east of Nantwich, 10 miles west of Sandbach, 18 miles south-east of Northwich, 27 miles south of Manchester and 37 miles south-west of Stoke-on-Trent, placing it within the heart of Cheshire's established commercial and residential corridor.

Crewe is one of the North West's principal commercial centres, benefiting from exceptional connectivity via the A500, which links directly to Junction 16 of the M6 motorway. The town is also served by Crewe Railway Station, providing regular direct services to London, Manchester, Birmingham, Liverpool and Glasgow.

The site is situated adjacent to Leighton Hospital, one of Cheshire's principal healthcare facilities, and is within close proximity to Bentley Motors' global headquarters and manufacturing plant. The area is also benefiting from the Leighton West urban expansion, delivering over 1,300 new homes, new employment space and community facilities, creating a growing customer base for roadside and convenience-led operators.



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Planning

Interested parties should verify the suitability of their proposed uses with Cheshire East Planning Department (**0300 123 5500**).

Site Area

1.73 acres (0.70 hectares).

Terms

Offers are invited on either a freehold or ground-lease basis and will be considered on their individual merits.

Rates

To be assessed on completion of development.

Data Room

Click [here](#) to access the data room.

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

Viewing Arrangements

Viewing arrangements are strictly via Hindley Lawrence, please contact:



Tony Hindley

📞 07793 500352

✉ tony@hindleylawrence.co.uk

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