

# Land off Thomas Wedge Road

SAUGHALL, CHESTER CH1 6EP

PRIME DEVELOPMENT OPPORTUNITY IN SAUGHALL VILLAGE, NEAR CHESTER



savills

## KEY HIGHLIGHTS

- Prime development opportunity in Saughall Village in close proximity to Chester City Centre.
- Site extends to 1.85 acres (0.75 hectares)
- Freehold sale with Vacant Possession.
- The site offers development potential, suitable for a variety of uses including residential schemes comprising one, two, or three-storey family homes, as well as extra care housing—subject to obtaining the necessary planning permissions.

## PROPOSAL

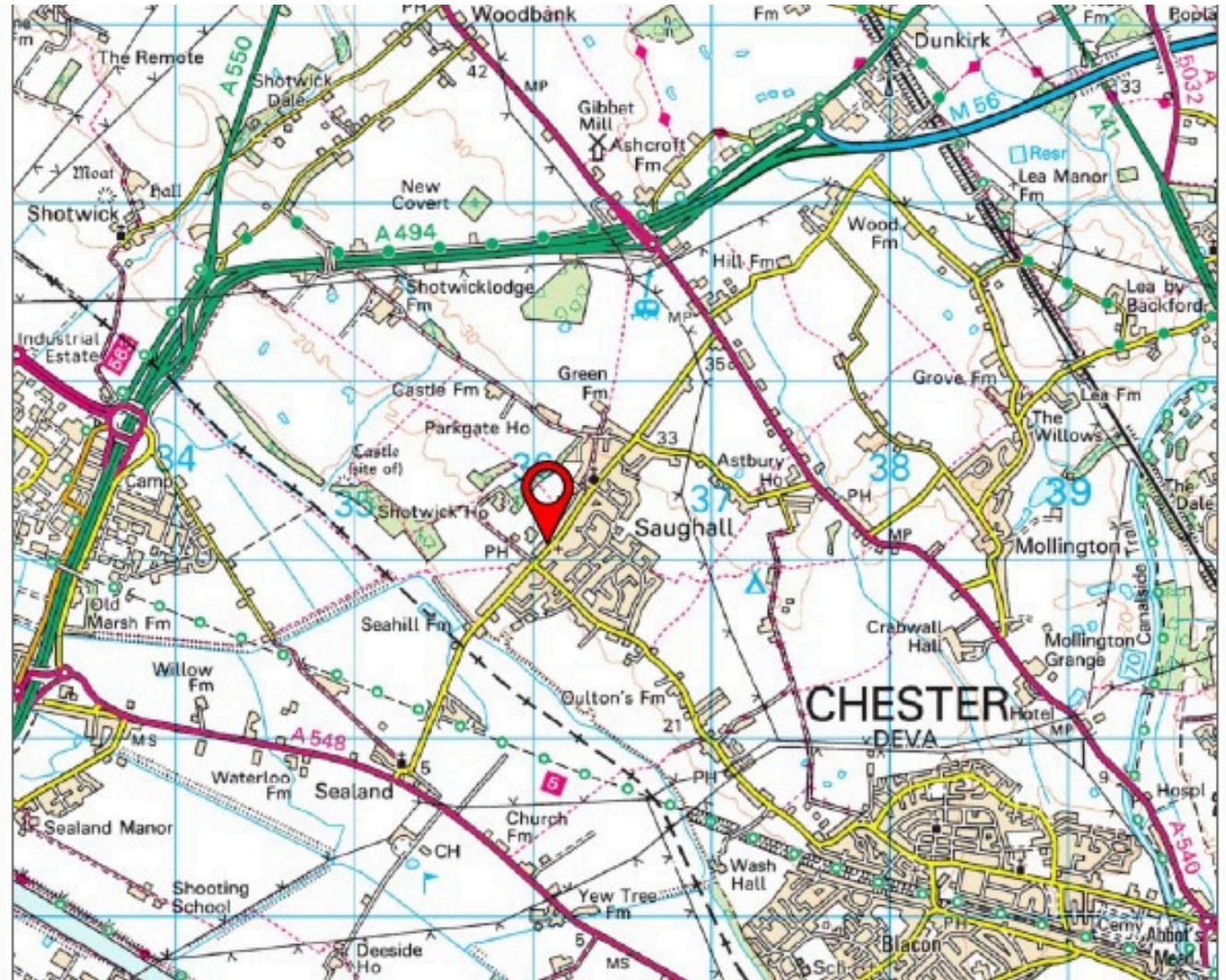
On behalf of Cheshire West and Chester Council, Savills (UK) Ltd (“Savills”) is pleased to offer for sale the freehold interest in the Land off Thomas Wedge Road, Saughall. (hereafter referred to as “the site”).

Savills has been instructed to invite offers for the property through an Informal Tender process. While all proposals will be assessed on their individual merits, interested parties should be aware that, as the site is council-owned, any future development must be consistent with current planning policy and should take into account the findings of the Cheshire West and Chester (CW&C) Housing Need Survey. Further details regarding the Housing Need Survey are available in the online data room. Please note that our client is not obliged to accept the highest offer, or indeed any offer received.

## LOCATION

Saughall is a charming and well-established village located in the county of Cheshire. Just 3 miles northwest of Chester city centre and close to the Welsh border, the village enjoys a semi-rural setting surrounded by open countryside. The village is home to local amenities, including a primary school, church, and community facilities.

The village benefits from excellent transport links, providing convenient access to both local amenities and regional destinations. It is well-positioned near the A540 and A5117, offering direct connections to the M56 and M53 motorways linking to Chester, Liverpool, Manchester, and North Wales. Public transport is available via local bus services, while Chester railway station (5.2 miles), offers direct rail connections to major cities including London, Manchester, and Liverpool.



## THE SITE

The site comprises a vacant parcel of land with direct access from Thomas Wedge Road, positioned adjacent to the playing fields of Saughall All Saints C of E Primary School and a recently developed cluster of two-storey residential properties.

The land presents a strong opportunity for residential development, with potential for one, two, or three-storey family homes, or specialist accommodation such as extra care housing. We understand a capacity study has been undertaken, indicating the site could accommodate approximately 27 residential dwellings, subject to planning.

The site extends to approximately 1.85 acres and has a level topography.

## PLANNING POSITION

The site falls under the jurisdiction of Cheshire West and Chester Council, which has carried out a capacity study indicating that the land could potentially accommodate around 27 residential dwellings, subject to planning approval. While all development proposals will be considered, they must be consistent with current planning policy and should take into account the findings of the Cheshire West and Chester (CW&C) Housing Need Survey.

Cheshire West and Chester Council will consider both policy-compliant schemes and proposals for 100% affordable housing for this site.

## DATA ROOM

Planning, legal and technical information about the site is available to interested parties through a secure data room. Access details should be requested from [joanne.young@savills.com](mailto:joanne.young@savills.com)

Savills will review all registration details of interested parties, prior to providing access to the data room. Savills reserves the unconditional right to decline individual data room access requests.

## TENURE

The site is held under freehold title by our Client, Cheshire West and Chester Council.

## SALES PROCESS

In the first instance, we would invite parties to confirm their interest via e-mail to [joanne.young@savills.com](mailto:joanne.young@savills.com). Thereafter, you will be provided with the necessary technical legal and planning information that is available.

You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, to Ed Rooney and Evie Clarkson by the confirmed tender deadline date.





### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## VIEWING

Viewings of the site will be arranged with interested parties and will take the form of "open days". Please register your formal interest in order to be contacted regarding the viewing days.

## LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs in relation to the transaction.

## SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the building.

## VAT

The land is currently not elected for VAT.

## CONTACT

For further information please contact:

### Savills

Belvedere  
12 Booth Street  
Manchester  
M2 4AW  
0161 602 9944

### Ed Rooney

Director  
erooney@savills.com  
0161 602 8211

### Evie Clarkson

Apprentice Surveyor  
Evie.clarkson@savills.com  
0161 537 6847

