

# Cheshire West and Chester Property Review 2025



# Contents

|                   |    |
|-------------------|----|
| Foreword          | 3  |
| Executive Summary | 5  |
| Economy           | 8  |
| Retail & Leisure  | 13 |
| Residential       | 15 |
| Industrial        | 19 |
| Office            | 26 |
| Investment        | 34 |
| Looking Forward   | 38 |
| Acknowledgements  | 40 |

# Foreword



## Councillor Nathan Pardoe

Cheshire West and Chester Council -  
Cabinet Member for Inclusive Economy,  
Regeneration and Digital Transformation

The Cheshire West and Chester Property Review 2025 looks at our growing economy across industrial, retail, leisure and the housing market. Despite high interest rates, 2024 was a strong year showing a cautious optimism in the market.

### **The demand on city and town centres has been changing across the country calling for more than a retail strategy.**

This is something we have been actively pursuing, the completion of the first phase of Chester Northgate being a prime example bringing both leisure and retail together to create a new thriving market, new restaurants (Turtle Bay restaurant), office space and the opening of The Fit Collective, a 232 sqm boutique gym.

In addition to the flagship £70 million Northgate development and the £36 million investment in Storyhouse there are further regeneration projects underway; £13 million funded by Government monies is supporting the transformation of Ellesmere Port market hall and pedestrian links, as well as to helping to bring forward sites for new housing. £22 million redevelopment as part of Future High Streets

Funding in Winsford will transform the town's centre with anchor tenant B&M due to open this year. A £1.8 million investment will see the relocation of the market to Barons Quay in Northwich Town Centre.

This continued regeneration in our towns and city centre will also see the creation of vibrant communities with residential opportunities, and homes for people from different backgrounds and at different stages of their life. In the past year a total of 1,366 new homes were completed across the borough with 377 (27 percent) delivered as affordable housing.

### **Sites are being prepared in Ellesmere Port town centre for new low carbon family housing, alongside developments at Northwich Weaver Square and the next phase of Chester Northgate.**

In total, 65 office transactions were recorded during 2024, with 13,419 sqm of transacted floorspace. While national economic conditions led to softer demand in some regions, our office market demonstrated resilience, particularly in the Chester submarket.

The Industrial property market in Cheshire West and Chester has seen a significant 116 percent increase from 2019. Overall, 116, 946 sqm of transactions took place across 43 deals throughout 2024. This highlights the borough's importance as an industrial and logistics hub in the North West region.

Ellesmere Port remained the leading location for industrial activity, representing 73 percent of the total floorspace (87,654 sqm across 13 deals). The scale of development and occupier demand in the area reflects its strategic location, strong connectivity, and availability of large-scale employment land, including sites within the Cheshire Science Corridor Enterprise Zone.

The exciting developments within Origin, Ellesmere Port demonstrate the importance of employment investment, and the quality jobs being created now and into the future. This includes major investment from multinational companies including EET Fuels and Stellantis, positioning the Borough at the heart of the industrial decarbonisation revolution.

As a Council we will continue to support this growth, investing in skills and employment provision across key sites in the Borough to support individuals accessing the labour market and ensuring improvements to the digital infrastructure connectivity in key rural locations and Chester City centre.

“ The exciting developments within Origin, Ellesmere Port demonstrate the importance of employment investment, and the quality jobs being created now and into the future. ”



# Executive Summary

## Retail & Leisure

The retail and leisure market in Cheshire West and Chester continued to adapt in 2024, supported by investment, a wave of new occupiers, and major regeneration activity.

For lease transactions, 8,361 sqm of floorspace was recorded across 39 deals in 2024. Mountain Warehouse also opened a new 1,354 sqm store at Foregate Street in Chester city centre at £110.77 per sqm, while Farmfoods expanded at Ellesmere Port Retail Park with a 1,012 sqm letting.

In Chester, the final phase of the Northgate development reached completion with the opening of Turtle Bay restaurant, The Fit Collective, a 232 sqm boutique gym. Chester Racecourse unveiled a £20 million masterplan to redevelop hospitality and event facilities. In late 2024, H beauty signed agreement to lease on the former Debenhams/Browns of Chester building. Planning was

passed on January 25 and will likely see a cohort of other retailers follow in its shadow. A number of retailers who had previously exited the city have since returned in 2024 including Mountain Warehouse and Edinburgh Woollen Mill.

With Northgate now firmly established as one of Chester's key leisure and retail anchors, the focus shifted in 2024 towards major regeneration efforts in Ellesmere Port and Northwich. An £8.5 million investment was confirmed for the redevelopment of the Market Hall in Ellesmere Port, supported by the Government's Levelling Up Fund. Northwich has a budget of £1.8m to deliver a new, modern market in Barons Quay. This will include bespoke designed fixtures and facilities to provide a significantly improved experience for customers and traders whilst complementing the existing retailers, leisure, food and drink options already in this scheme.

## Residential

According to the latest data from BuiltPlace, 4,070 properties were sold across Cheshire West and Chester during the 12 months to October 2024, representing 55 percent of the long-term average. Of these, 87 percent were second-hand homes, and 13 percent were new builds.

A total of 1,366 new homes were completed across the borough in March 2023-24, with 377 (27 percent) delivered as affordable housing.

The highest levels of development were seen in:

**Chester:** 342 completions

**Winsford:** 292 completions

**Northwich:** 275 completions

**Ellesmere Port:** 173 completions

Multiple notable housing development stories were highlighted in 2024, including:

- **Chester Northgate phase two** – Proposed residential-led second phase covering two hectares including key city centre sites.
- **Weaver Square** – In July 2024, Cabinet approved the delivery approach for Weaver Square, enabling the Council to proceed to procure a development partner to deliver a residential-led mixed use development on the 1.8ha town centre site.
- **Frodsham Neighbourhood Plan 2024** – A local Plan requirement of a minimum of 250 new homes with 30 percent affordable housing requirements for developments of three or more homes.
- **Ledsham Garden Village** – the latest permission for phases 6 to 11 is part of the overall total of 1,647 included in the Local Plan allocation (up to 2,000 units).

## Industrial

Just over 115,862 sqm of industrial space was transacted in 2024, comprising of 42 deals. In terms of floorspace this is more than double the pre-Covid figure from 2019.

76 percent of all industrial floorspace transacted occurred in Ellesmere Port (within Origin, Ellesmere Port), driven by the major B&M Retail's 62,646 sqm letting at Link Logistics Park. The town remains a prime logistics and distribution hub due to its M53 and M56 proximity and the Cheshire Science Corridor Enterprise Zone.

The borough's headline rent rose to £121.61 per sqm, achieved at Dee View Business Park in Chester.

This deal, agreed by Careco (UK) Ltd on a 10-year lease, makes a 35 percent increase in prime rent from 2019.

The average rent for industrial deals over 1,000 sqm came out at £75.79 per sqm. Understandably, rent for those smaller deals below 1000 sqm averaged £79.43 per sqm.

The largest industrial freehold sale of the year was Unit 23 Telford Road in Ellesmere Port, a 1,451 sqm property purchased by a private buyer for £750,000, reflecting a capital value of approximately £517 per sqm.

## Office



A total of 12,066 sqm of office space was transacted across 65 deals in Cheshire West and Chester (here upon abbreviated as CW&C) in 2024. Overall activity remained steady, with a healthy mix of unit sizes including larger lettings. For offices above 200 sqm, 8,829 sqm was transacted across 21 deals which is in line with the 2019 figure of 8,985 sqm recorded across 22 deals.

The prime office rent within the 100-200 sqm size range was at £222.40 per sqm, secured by Medical Recruitment on a 5-year lease at 4 Vicar's Lane, Chester, with Legat Owen acting as agent. Chester made up over half of office deals both in the number of transactions and floorspace.

The average rent across all office deals stood at £168.96 per sqm, reflecting a market characterized by a wide range of unit sizes and lease structures.

The largest office freehold sale in the borough was Units 7 and 8 Rossmore Business Village in Origin Ellesmere Port, totalling 277.67 sqm. This property was purchased by Edsential CIC for £275,000, equating to a capital value of approximately £990 per sqm.

## Investment

A total of £44.219 million was invested across 19 property deals in Cheshire West and Chester during 2024, reflecting a resilient year despite high interest rates and wider market caution.

Investment activity was evenly spread across offices (6 deals), industrial (5 deals) and retail (7 deals), with investment volumes of £4.32 million, £21.74 million, and £6.6 million respectively. A single leisure deal, the £11.5 million sale of the Travelodge Hotel in Chester was recorded.

Investor activity in 2024 was geographically well distributed, with transactions recorded across Chester, Northwich, Ellesmere Port and Winsford. Notably, Winsford accounted for three of the five industrial investment deals, which demonstrates

continued investor confidence in the town's industrial offer and long-term growth potential.

Yields across the industrial and retail sectors remained competitive, with several sub 7 percent returns, proving continued investor appetite for well-let assets in the borough.

Retail interest was particularly apparent in Northwich and Chester, where well-let assets, including units occupied by Co-op, Mountain Warehouse and Nationwide, attracted private buyers seeking secure, income producing properties. Recorded retail yields ranged between approx. 6.5 percent and 9.8 percent, reflecting stable pricing and an appetite for town centre retail investments across Cheshire West and Chester.



# Economy

**Cheshire West and Chester's economy in 2024 showcased resilience and growth, outperforming both regional and national benchmarks across several key economic indicators.**

Enterprise Cheshire and Warrington performed well on the UK Competitive Index (2023), ranking 7 out of 47 in the competitive index for English, Scottish and Welsh regions. Enterprise Cheshire and Warrington is the highest ranked region outside of London, the South East or the East of England. This highlights Cheshire West and Chester's advantageous position within the wider region.

Cheshire West and Chester was ranked 110 out of 360 UK local authorities for competitiveness and seventh out of 39 local authorities in the North West.

A major contributor to the borough's economic stability has been the continued strength of the visitor economy, which rebounded post pandemic to reach an estimated value of £2.26 billion towards the end of 2023, a 49.7 percent increase since 2020. The importance of leisure, heritage, and events-based tourism across the borough is imperative to local economic activity. While visitor numbers remain lower than the pre-pandemic years at about 29.2 million (2023), numbers have rebounded since the height of the pandemic, growing each year since, including two percent growth over 2022 levels.

**It is estimated that the visitor economy supports some 21,800 FTE jobs in the borough.**

Key visitor assets in the borough include Chester Zoo, Chester City Centre heritage attractions (Walls, Rows, Cathedral and Waterfront), Cheshire Oaks, Delamere Forest, The Ice Cream Farm, Anderton Boat Lift, National Waterways Museum, Lion Salt Works and BeWILDerwood. Chester Zoo continues to be one of the leading visitor attractions in England, attracting some 1.97 million visitors (2023), making it the most visited paid visitor attraction outside of Greater London.

Cheshire has been recognised by Booking.com as the most welcoming city in the UK and ranking tenth globally based on traveller reviews.

The borough's GVA was estimated to be £11.53 billion (2022), an increase of 14 percent of the previous decade, compared to 20 percent across the North West, which was largely driven by Greater Manchester growth.

CW&C's employment rate climbed to 76.5 percent (2024), rising by 3.2 percent since 2020. This exceeds the North West average of 73.8 percent and slightly higher than the national figure (76.0 percent).

**Simultaneously, unemployment fell to just 2.7 percent, outperforming both the regional and national averages and signalling a robust local labour market.**

The business demography across Cheshire West and Chester over the last five years reflects a period of both disruption and renewal. In the years preceding the pandemic, the number of business births and deaths remained relatively balanced, with modest net losses recorded between 2019 – 2021. However, the impact of COVID-19 became visible in 2022 when the borough experienced a sharp net decline of 360 businesses as business deaths surged to 1,785, outpacing births dramatically. This was a period of withdrawing pandemic support for businesses and significantly increasing energy and other business costs. The borough's business landscape began to stabilise in 2023, and by 2024, there was a notable reversal of fortunes.

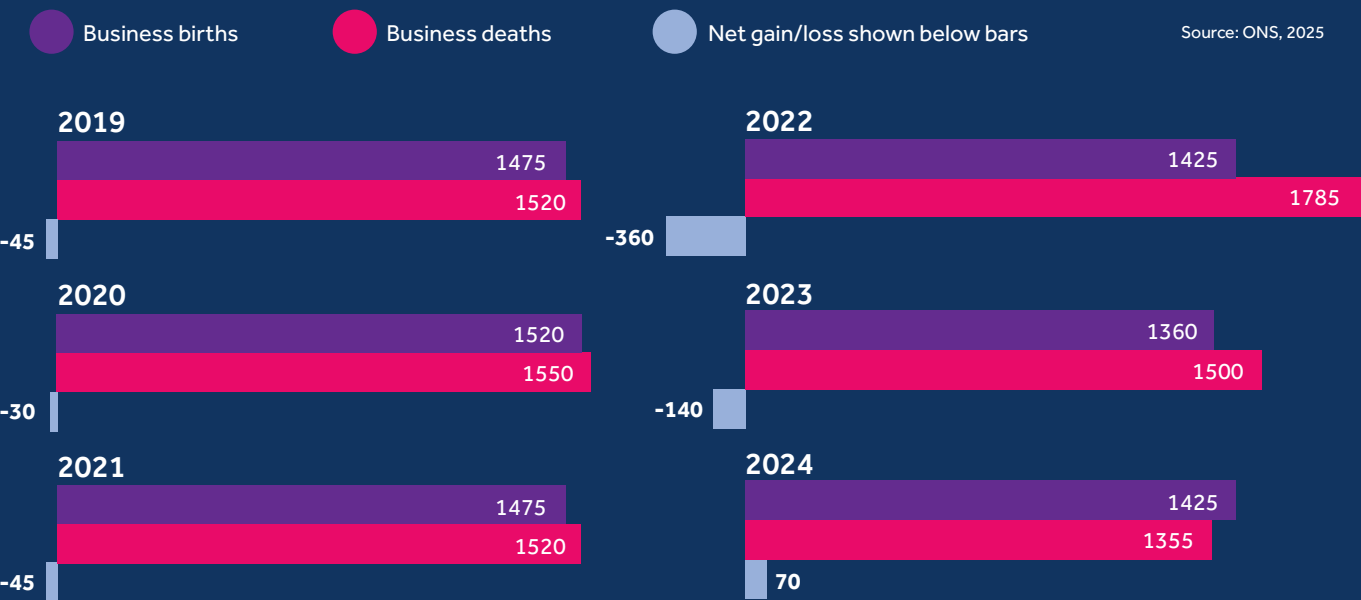
**Business births outweighed business deaths in 2024 resulting in a net gain of 70 businesses, the only year in this period to register growth.**

“ A major contributor to the borough’s economic stability has been the continued strength of the visitor economy, which rebounded post pandemic to reach an estimated value of £2.26 billion towards the end of 2023. ”



Figure 1

# Cheshire West and Chester Business Births and Deaths, 2019 – 2024



Source: ONS, 2025



CW&C Council was awarded the Most Innovative Project of the Year at the Institute of Economic Development (IED) Awards 2024 for their Business Tapas platform.

Reinforcing this progress, CW&C Council was awarded the Most Innovative Project of the Year at the Institute of Economic Development (IED) Awards 2024 for their Business Tapas platform. The free platform is a digital knowledge hub developed to accelerate business growth by providing resources, tutorials, and advice on core business topics.

Table 1

Cheshire West and Chester Economic Indicators, 2024

| Economic Indicator          | 2020     | 2024           | Change (%) | North West (2024) | National (2024) |
|-----------------------------|----------|----------------|------------|-------------------|-----------------|
| Employment rate (%)         | 74.1%    | 76.5%          | 3.2%       | 73.8%             | 76.0%           |
| Unemployment rate (%)       | 4.3%     | 2.7%           | -37.2%     | 3.8%              | 3.7%            |
| Average house price (£)     | £215,000 | £277,000       | 28.8%      | £220,000          | £270,000        |
| Average monthly rent (£)    | £711     | £896           | 26%        | £750              | £850            |
| Visitor economy Value (£bn) | £1.51bn  | £2.26bn (2023) | 49.7%      | N/A               | N/A             |

Source: ONS, 2025

The rollout of 5G technology across CW&C in 2024 marks a significant step forward in enhancing digital connectivity across the borough. The UK Shared Prosperity Fund (UKSPF) 5G Feasibility Study Stage 2 Findings (August 2024) highlights encouraging progress, where EE is leading the way by providing improved indoor 5G coverage in 11 out of 14 target rural locations, including key sites such as Monument Place, Bolesworth (Farndon), and Portal Business Park (Tattenhall). These areas are now well-positioned to benefit from faster connectivity, supporting businesses, innovation, and economic growth. Additionally, operators like Three and Vodafone are beginning to offer limited or outdoor 5G in areas such as Hooton, Lady Heyes, and Frodsham, laying the groundwork for further expansion.

While urban centres are seeing the most significant advancements, rural areas such as Leahurst Campus, Chester Gates, and Waverton Business Park currently have limited or no 5G coverage. However, the study identifies opportunities for improvement, particularly as the current 5G non-standalone network relies on existing 4G infrastructure. Areas with strong 4G coverage, such as Tattenhall Village and Saighton, are well-placed to transition to 5G as infrastructure upgrades continue. Notably, Portal Business Park (Tarporeley) and Neston already enjoy good indoor 5G coverage, showcasing the potential for enhanced connectivity to drive productivity and attract investment.



The study also highlights the importance of addressing indoor 4G coverage gaps, particularly in rural locations like Alford and Poulton, where inconsistent signal quality remains a challenge. By improving indoor connectivity, CW&C can ensure that businesses and residents across the borough are better equipped to thrive in a digital-first economy. Looking ahead, the Council is actively exploring opportunities to collaborate with telecom providers and leverage funding from initiatives like the UKSPF. The potential deployment of 5G standalone networks, which do not rely on 4G infrastructure, offers a promising long-term solution to extend reliable connectivity to underserved areas.

The UKSPF funding allocation continues to support key projects within the borough, including supporting local businesses to increase innovation, productivity and to decarbonise businesses by installing solar panels, LED lighting or heat pumps to reduce carbon emissions. Another programme is also available to support start-up enterprises and advice to small to medium sized businesses across the Borough. The borough also received additional funding through the Rural England Prosperity Fund (REPF) for spending specifically in rural areas of the borough. Many small and large projects have been funded since 2022 through the SPF and REPF programmes in Cheshire West and Chester.

We have collected case studies from 80 of the businesses that accessed the business support programmes delivered during 2024/25. Located across Cheshire West and Chester, these businesses represent a broad range of economic activities and include new start-ups, established small and micro enterprises as well as some of the borough's larger businesses.

The case studies highlight how UKSPF support has enabled businesses to bring forward investment plans, develop new products, reduce their carbon footprints, upskill staff and improve productivity.

These and other benefits are featured in quotes obtained from business leaders:

**"With this support we have been able to bring forward some key actions from our decarbonisation plan that we were constantly having to put back due to the high cost. Our site is now much more energy efficient and environmentally friendly."**

**"The networking and start up sessions have been great and given me a good insight into areas I didn't have a lot of knowledge in such as marketing, sales and promotion."**

**"We've been able to take our new product from just an idea through to a prototype, enabling us to take advantage of a gap in the market."**



# Retail & Leisure

The retail and leisure sector in Cheshire West and Chester continued to evolve throughout 2024, with a series of significant investments, new occupiers, and regeneration projects reshaping the landscape. While the national retail market faced headwinds from the continued shift towards online shopping and significant economic uncertainty, the borough saw a mixture of new developments, expansions, and strategic closures, reflecting ongoing adaptation within the sector.

## Retail

For retail lease transactions, 8,361 sqm of floorspace was recorded across 39 deals in 2024.

One of the most notable additions to the retail market was **Jollyes**, a national pet retailer, which opened its first Chester store at 2B Chester Retail Park, Old Seals Way, creating 12 jobs. The new store features a raw food frozen 'shop-in-shop' concept and plans to introduce a community pet clinic, expanding its services offering beyond traditional retail. Meanwhile Matalan confirmed the closure of its Chester location, with doors shutting in January 2025 due to landlord redevelopment plans.

Harrods has announced it will open an **H beauty** outlet in the former Browns of Chester store, with plans for a 2,200sqm shop, which will be the first H beauty unit in the North West.

UK outdoor retailer **Mountain Warehouse** opened a new store on Foregate Street, Chester City Centre. The unit totals 1,354 sqm at £110.77 per sqm on a 10-year lease and created 12 new jobs in the local area. Another notable retail letting was in Ellesmere Port, where **Farmfoods** agreed on Unit 1b at Ellesmere Retail Park totalling 1,012 sqm.

£8.5 million was secured for the regeneration of Ellesmere Port Market, as part of a wider £13.4 million Funded by Government monies awarded to Cheshire West and Chester Council. The project, led by AHR Architects, consists of reconfiguring the 6,300 sqm Market Hall which includes the introduction of a new flexible events space in the existing flea market section. The investment aligns with the Council's broader strategy to enhance local retail infrastructure and improve the public realm within the town centre. Construction work is being undertaken in 2025.



Northwich also saw notable developments in its retail offering. Plans to relocate Northwich Market from Weaver Square to Barons Quay advanced in 2024, with an investment of £1.8 million dedicated to modernising the market and upgrading trader facilities. The new location will feature bespoke designed fixtures and is expected to complement existing retail and leisure offering in Barons Quay, with an anticipated opening in 2026. **Burger King** opened its store at Condate Retail Park, Northwich in 2024, joining **Starbucks** as key brands as part of a redevelopment of the Station Road site.

Progress continues on the £22.5 million regeneration of Winsford Town Centre, supported by funding from the Government's Future Streets Fund. In May 2024, the new 167 sqm **Costa Coffee** unit opened its doors on the corner of Dene Drive and High Street, creating 11 new jobs. Work is also underway on a 2,500 sqm **B&M superstore**, including an 820 sqm garden centre. Handover to B&M is expected in early 2025 for internal fit-out and trading.



## Leisure Market

The leisure market in Cheshire West and Chester remained strong, with continued investment into fitness, entertainment, and tourism-related assets. The most significant milestone came with the completion of Northgate's leisure offering in Chester, where **The Fit Collective** opened a 232 sqm boutique fitness studio, marking the full occupancy of the development's leisure and retail units. The opening concluded the £70 million first phase of the Northgate regeneration project, further enhancing Chester's appeal as a premier retail and leisure destination. A major success story from the Northgate development is the award-winning **Chester Market** which has surpassed 6 million visitors since its opening in late 2022. Awards received include the best Social Space in the Northern Design Awards and a Market Industry Trade Award for Best New Market, alongside many awards won by the individual market traders.

Additionally, **Chester Racecourse** unveiled a £20 million redevelopment plan, forming part of a 15-year investment strategy set to modernise the historic venue ahead of its 500th anniversary in 2039. Plans include the construction of a hospitality building and a new facilities hub totalling 5,100 sqm, pending planning approval. If granted, construction is set to commence in late 2025, strengthening Chester's position as a leading destination for horse racing and events tourism.

**Turtle Bay** Caribbean restaurant opened a branch in Chester in 2024 at Exchange Square, which now has over 50 restaurants throughout the UK.

In Northwich, further investment in leisure was evident at Barons Quay, which saw significant occupier openings in 2024, including **SNAP Fitness**, **Wild Tots** and **Dockyard**. The **Strong Girl Collective** also opened at Witton Walk.

# Residential

Net housing completions across Cheshire West and Chester in 2023-2024 totalled 1,366 new dwellings. Chester saw the largest number of completions at 342 dwellings completed, with Winsford the next highest with 292 completions. Rural areas form a key part of the housing growth offer in the borough and accounted for 284 completions. Affordable housing delivery remained a key priority, with 377 affordable homes completed in 2023-2024, representing 27 percent of total completions.

Table 2

## Net Housing Completions By Area, 2023 - 2024

The housing market in Cheshire West and Chester is expected to remain resilient in 2025, sustained by major regeneration projects, increasing demand for sustainable housing, and continued affordability compared to national house price trends.

| Spatial Area   | Net housing completions 2023 -2024 |
|----------------|------------------------------------|
| Chester        | 342                                |
| Ellesmere Port | 173                                |
| Northwich      | 275                                |
| Winsford       | 292                                |
| Rural (whole)  | 284                                |
| Total          | 1,366                              |

Source: CW&C Council, 2025

Despite rising mortgage rates and inflationary pressures, which saw the Bank of England base rate peak at 5.25 percent in 2023 – the highest level in over 15 years – the CW&C housing market remained robust. According to ONS data, the average house price in Cheshire West and Chester reached £277,000 in November 2024, marking a 6.6 percent increase compared to the previous year. This outpaced the 5.7 percent increase recorded across the North West region, positioning **Cheshire West and Chester as the fourth highest in the region for average house prices**. Meanwhile, the private rental market experienced a 7.8 percent annual increase, with the average rent rising to £888 per month. First-time buyers also saw price increases, with the average property purchase rising to £230,000 in November 2024, up from £214,000 in 2023.



## Development Achievements & Plans

### Chester

House prices in Chester averaged £293,717, a 3 percent decrease on the previous year. In terms of major housing development projects, The **Chester Northgate Project** is set to play a pivotal role in the city's housing expansion, aligning with the Chester City Gateway Regeneration Vision of 2023, which targets the delivery of 600 new homes over the next decade. Phase Two of the Northgate scheme will introduce a residential-led development spanning two hectares, encompassing key sites such as the former Forum Shopping Centre, Hamilton House, Merchant House, and Goldsmith House. In August 2024, Cheshire West and Chester Council's cabinet approved the search for a private development partner, with completion anticipated over the coming few years.

Redrow have progressed housing completions within their new **Kings Moat Garden Village** Development. Located along Wrexham Road, this expansive project saw 226 completions in 2023-24, increasing total site completions to 612 out of the predicted 1,400 dwellings. Houses range from two to five bedrooms with Talyor Wimpey also offering two-bedroom apartments.

In east Chester, Anwyl Homes saw progression in their new residential development named **Deva Green**. The site is set to contain 142 dwellings varying between two, three, and four bedrooms. As of late 2024, 68 houses had been fully completed with residents moved in.

### Northwich

Northwich remains a key focus for residential growth, with multiple major developments advancing in 2024. The **Weaver Square Regeneration** project has been approved by the Council, with plans to seek a development partner to deliver over 100 new homes within a mixed-use redevelopment, including public spaces and repurposed retail units. The selection of a development partner is expected in summer 2025, with construction anticipated in 2026.

The **Orchard View** development, located in Rudheath, is a 380-home project led by Your Housing Group. This is one of the borough's most ambitious residential schemes, offering a mix of one-to-four-

bedroom homes that include solar panels, electric vehicle charging points, and dedicated green spaces. The first phase of 151 homes commenced construction in November 2023, with phased completions throughout 2024.

Wincham Village also saw progression in 2024 with the completion of 49 luxury dwellings in 2023-24 in the **Wincham Brook** development on Manchester Road. Led by Oakwood Group, this expansion features a variety of one-to-four-bedroom residences, including mews, semi-detached, and detached homes with contemporary aesthetics of spaciousness and tall windows providing natural light.

### Winsford

The Winsford housing market remained stable, with the average house price recorded at £208,163 in 2024, similar to the previous year's figure. Within Winsford, the **Woodlands** development, a 268-home low carbon scheme, progressed this year. A joint venture between Qwest Homes, a joint venture between CW&C and

Equans is delivering a mix of detached and semi-detached properties designed for first time buyers, professional, and families. The project benefits from proximity to major transport links, including Winsford Railway Station and the M6, ensuring strong commuter appeal.

## Ellesmere Port

The average house price in Ellesmere Port sat at £210,871 in 2024, a two percent drop on the previous year. The area continues to attract significant investment in residential development. Additionally, the Council has committed an extra £1.5 million per year from 2024-25 to enhance housing conditions, ensuring that Ellesmere Port residents benefit from improved infrastructure and maintenance services.

As part of the £13.4 million funded by government project included in the LP allocation (up to 2,000 units), plans have been set for the development of new homes at the Civic Offices and the junction of McGarva Way and Coronation Road. The aim is to demolish empty or redundant buildings and construct new low carbon homes suitable for first time buyers and families. Preliminary works, including site assembly and preparation have been ongoing since 2024 and the initiative is set to commence construction in summer 2026.

In November, Grosvenor Hart Homes acquired 40 new family homes in Ellesmere Port comprising of 19 three-bedroom and 21 four-bedroom houses. Around half of these homes are allocated to local vulnerable

children, young people, and their families, accompanied by tailored support services. This initiative builds upon the refurbishment of 29 homes and a dedicated community facility in Chester completed earlier in the year and extends Grosvenor Hart Homes' public/private partnership with CW&C.

55 dwellings have been completed as part of the Ledsham Garden Village project in Little Sutton by Redrow Homes during the 2023-24 period. This brings the total number of completed homes on the site to 502, with construction still ongoing for phases three to five. In June 2024, planning approval was granted for phases six to eleven, increasing the total proposed number of homes to 1,647. A quarter of the homes in these later phases will be designated as affordable housing, ensuring a diverse mix of housing options within the development.

The Council is currently delivering a Funded by Government Scheme to assemble land in Ellesmere Port Town Centre to deliver over 180 homes. Unlocking these sites will enable development opportunities for low-carbon homes in the town centre.

## Frodsham

House prices in Frodsham averaged at £329,576 in 2024, just 1 percent down on the previous year. The most notable housing announcement within the area by CW&C was the Frodsham Neighbourhood Plan of 2024. This outlined a strategic vision for sustainable housing development up to 2030, with an emphasis on heritage preservation, economic growth, and community well-being. Under the Cheshire West and Chester Local Plan there is a requirement of 250 new homes, with several key sites identified for future housing delivery. These include land adjacent to the Princeway Health Centre with frontages to Queensway, Princeway and Martin Road which extends to 0.84 hectares and is expected to provide up to 65 dwellings, prioritising affordable and retirement living homes.

The **Brook Works** site on Main Street spans 0.32 hectares and is expected to offer up to 12 residential

units with potential business-led integration. The **Greenfield Lane** Development, covering 0.26 hectares, is set to deliver up to 10 dwellings, reinforcing Frodsham's commitment to small-scale sustainable development. A 30 percent affordable housing requirement applies to all developments exceeding three dwellings, ensuring that new housing caters to diverse demographic needs, including first-time buyers and downsizers.

Onward Homes unveiled its **Pavilion Park** project, set to deliver 215 new homes, including 85 for affordable rent, 100 for shared ownership, and 30 for rent-to-buy.

The Frodsham Neighbourhood Plan was officially 'made' through a local vote in November 2024, meaning that it is now officially approved and adopted by the Council.

## Social & Affordable Housing

Delivering affordable and social housing remains a key priority within Cheshire West and Chester, ensuring that a diverse range of housing options is available for residents across the borough.

A total of 377 affordable homes were completed in 2023-24, accounting for 27 percent of all net housing completions across Cheshire West and Chester. Also, in early 2024, the Council committed an additional £1.5 million per year from 2024-25 onwards to improve the condition of council-owned housing. The investment is dedicated to enhancing maintenance services, modernising existing housing stock, and improving energy efficiency in line with the borough's net-zero ambitions. To aid this commitment, CW&C secured £1.5 million in government funding, matched by £1.5 million from the housing Revenue Account,

totalling £3 million, to improve the energy efficiency of council housing stock.

The average house price in Cheshire West and Chester stands at £265,000 in 2024. This equates to an affordability ratio of 7.29. The affordability ratio measures how many times the average annual salary would need to be to afford the average house price in an area. This means the average house costs 7.29 times the average annual salary. A higher ratio means housing is less affordable because people need more years of income to buy a home. The CW&C figure is lower than the national average of 8.6, meaning it is more affordable to buy a home in the borough compared to the national average. However, it is less affordable than the North West average of 6.3.





# Industrial

The Industrial property market in Cheshire West and Chester experienced a robust year in 2024 with transactional volumes significantly exceeding previous years. The market's performance highlights the borough's importance as an industrial and logistics hub in the North West region.

Overall, Cheshire West and Chester recorded 115,862 sqm transacted across 42 deals throughout 2024, representing a substantial uplift of around 108 percent from 2019, which saw a total of 55,728 sqm. This heightened market activity is driven by both local expansion and inward investment.

The prime industrial lease rent in 2024 was recorded at Unit 9a Dee View Business Park, Bumpers Lane, Chester, achieving £121.61 per sqm. The property was let to Careco (UK) Limited on a 10-year lease, with the transaction facilitated by agent Legat Owen. This has increased by 35 percent on 2019's headline rent of £89.88, which demonstrates robust occupier demand and significant commercial market growth.

This year's largest deal (over half of the total floorspace transacted) was the substantial letting at **Link 674, Link Logistics Park in Ellesmere Port**, where B&M Retail secured a considerable 62,646 sqm warehouse unit from CILS Ellesmere Port Ltd on a 10-year lease term. This key transaction, facilitated by B8RE, CBRE, and Moriarty & Co, reinforced Ellesmere Port's status as a primary logistics and distribution centre, benefiting from strategic proximity to major transport links, particularly Junction 7 of the M53 Motorway.

The **Origin Ellesmere Port industrial area** has the potential to become one of the first decarbonised industrial clusters within the UK due to the major investments planned within the site.

In Winsford, a notable deal took place at **Unity House, Winsford Industrial Estate**, involving Roberts Bakery, which leased a 5,634 sqm expansion unit from Pitalia Ltd. The deal, negotiated at a rent of £59.10 per sqm over a 15-year lease, was handled by agents JLL and Fisher German.

A breakdown of industrial transactions across Cheshire West and Chester is provided below. Ellesmere Port remained the leading location for industrial activity, representing 76 percent of the total floorspace transacted (87,654 sqm across 13 deals). The scale of development and occupier demand in the area reflects its strategic location, strong connectivity, and availability of large-scale employment land, including sites within the Cheshire Science Corridor Enterprise Zone.

Chester saw a lower average unit size with 10 deals totalling 7,244 sqm. Unit 3 at **Chester Gates Business Park**, leased to Trade Outlet Ltd and marketed by Legat Owen and B8RE, accounts for over half this total at 4,233 sqm with a rent of £72.67 per sqm on a 5-year lease.

Northwich recorded 6 transactions totalling 5,868 sqm, with a mixture of small, medium, and larger sized units taken up across various estates.

Table 3

| Industrial Transactions by Area, 2024 |                        |                                   |
|---------------------------------------|------------------------|-----------------------------------|
| Area                                  | Number of transactions | Total floorspace transacted (sqm) |
| Chester                               | 10                     | 7,244                             |
| Ellesmere Port                        | 13                     | 87,654                            |
| Northwich                             | 6                      | 5,868                             |
| Winsford                              | 10                     | 14,797                            |
| Neston                                | 2                      | 188                               |
| Other                                 | 1                      | 111                               |
| Total                                 | 42                     | 115,862                           |

Source: BE Group, 2025





**Several industrial parks recorded multiple transactions:**

- **Dee View Business Park, Chester:**
  - 5 transactions
  - Total floorspace: 1,875 sqm
  - Occupiers from automotive, fitness, and service industries
- **Vortex Business Park, Ellesmere Port:**
  - 4 transactions
  - Total floorspace: 8,749.83 sqm
  - A mix of manufacturing and logistic occupiers including CSM Ingredients UK Ltd and Sytner Cars
- **Winsford Industrial Estate, Winsford:**
  - 3 Transactions
  - Total floorspace: 7,709.73 sqm
  - Includes distribution, manufacturing, and office-integrated industrial space.



**Employment land completions** in 2023/24 were notably strong, with completions almost three times the borough's 15.5 ha annual average with **44.19 ha developed**. This was primarily due to major schemes in Ellesmere Port.

**Key developments included:**

- **Hooton Park/Stellantis, Origin Ellesmere Port:**
  - 15 ha / 62,151 sqm single unit for electric vehicle production
  - £100 million investment by Stellantis (Vauxhall owner)
- **Link Logistics Park, Origin Ellesmere Port (Formerly Bridgewater Paper Mill):**
  - 17.4 ha / 73,296 sqm speculative development near M53 Junction 7
- **Northside 45 and Northside 53, North Road, Origin Ellesmere Port:**
  - 2.1 ha / 6,782 sqm across two industrial units.
- **Vortex Business Park, Origin Ellesmere Port:**
  - 4.85 ha / 210,000 sqm across six commercial units (B2/B8 with office space)
  - Part of the Cheshire Science Corridor Enterprise Zone

| Property  | Vendor/<br>Landlord                | Tenant/<br>Purchaser             | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)                       |
|---|------------------------------------|----------------------------------|----------------|--------------------------|-----------------------|--------------------------------|
| Link 674, Link Logistics Park, North Road, Ellesmere Port, CH65 1AB               | CILS<br>Ellesmere<br>Port Limited  | B & M Retail                     | 62,646         | Undisclosed              | 10 years              | B8RE/CBRE<br>/Moriarty &<br>Co |
| Aviator 80, Aviator Park, North Road, Ellesmere Port, CH65 1BL                    | Private<br>Individual              | Private<br>Individual            | 7,432          | 80.73                    | 3 years               | B8RE/M1<br>Agency              |
| Unity House, Road Five, Winsford, CW7 3RB   | Pitalia Ltd                        | Roberts<br>Bakery                | 5,634          | 59.10                    | 15 years              | JLL/Fisher<br>German           |
| The Pacific Building, Cromwell Road, Ellesmere Port, CH65 4AA                     | Propco<br>(Pacific)<br>Limited     | Clearance<br>Outlet<br>Retail    | 4,322          | 42.18                    | 10 years              | Legat<br>Owen                  |
| Unit 3 Chester Gates Business Park, Dunkirk, Chester, CH1 6LT                     | United UK<br>Propco 5<br>Limited   | Trade<br>Outlet Ltd              | 4,233          | 72.67                    | 5 years               | Legat<br>Owen/<br>B8RE         |
| B1 Vortex Business Park, Ellesmere Port, Newbridge Road, Ellesmere Port, CH65 4DR | Vortex<br>Business<br>Park Limited | Synter Cars<br>Limited           | 3,101          | 83.14                    | 13 years              | Legat<br>Owen/<br>B8RE         |
| Unit D1, Vortex Business Park, Newbridge Road, Ellesmere Port, CH65 4DR           | Vortex<br>Business<br>Park Limited | Big Style<br>Fashions<br>Limited | 2,817          | 82.77                    | 10 years              | Legat<br>Owen/<br>B8RE         |
| Unit 7, New Cheshire Business Park, Wincham Lane, Wincham, Northwich, CW9 6DE     | Private<br>Individual              | Private<br>Individual            | 2,358          | 72.66                    | 5 years               | B8RE/CBRE                      |
| Unit 6A & 6B Smokehall Lane, Winsford, CW7 3BE                                    | Smee<br>Holdings<br>Limited        | Lostock<br>SEP                   | 2,137          | 53.83                    | 5 years               | Legat<br>Owen                  |
| Leslie Road, Woodford Park Industrial Estate, Winsford, CW7 2RB                   | Leslie Road<br>Properties          | Alan<br>Pickney                  | 1,783          | 785.42                   | Sale                  | Legat<br>Owen                  |
| Block B & F, Winnington Business Park, Winnington Avenue, Northwich, CW8 4FT      | FI Real<br>Estate<br>Management    | Destination<br>Padel             | 1,734          | Undisclosed              | 10 years              | Rock Real<br>Estate            |

| Property  | Vendor/<br>Landlord                        | Tenant/<br>Purchaser                        | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)  |
|---|--|---|----------------|--------------------------|-----------------------|---|
| Unit 8 Helix Business Park,<br>Ellesmere Port   | Gaerwen<br>Properties<br>Ltd               | Big Style<br>Fashions<br>Limited            | 1,486          | 73.12                    | 10 years              | Legat<br>Owen   |
| Unit A2 Vortex Business Park,<br>Newbridge Road, Ellesmere Port,<br>CH65 4DR            | Vortex<br>Business<br>Park Limited         | HB Accident<br>Repair<br>Network<br>Limited | 1,453          | 94.96                    | 10 years              | Legat<br>Owen/<br>B8RE                                      |
| Unit 23 Telford Road, Ellesmere<br>Port, CH65 5EY                                       | Private                                    | Private                                     | 1,451          | 516.87                   | Sale                  | Legat<br>Owen   |
| Unit A1, Vortex Business Park,<br>Newbridge Road, Ellesmere Port,<br>Cheshire, CH65 4DR | Vortex<br>Business<br>Park Limited         | CSM<br>Ingredients<br>UK Ltd                | 1,379          | 95.28                    | 10 years              | B8RE/Legat<br>Owen  |
| Unity Point, Winsford Industrial<br>Estate, Winsford, CW7 3QX                           | TEE-H<br>Limited                           | SRL Traffic<br>Systems<br>Limited           | 1,084          | 91.44                    | 10 years              | Fisher<br>German/<br>Legat Owen                             |
| Unit 16 Premier Park, Winsford<br>Industrial Estate, Winsford,<br>CW7 3PH               | Wirral<br>Borough<br>Council               | Graphi-<br>Chem UK<br>Ltd                   | 1,057          | 83.43                    | 10 years              | Legat Owen  |
| Unit 1, Road Four, Winsford<br>Industrial Estate, Winsford,<br>CW7 3QN                  | Private<br>Client                          | Cliff<br>Dickinson<br>& Sons                | 1,007          | 69.52                    | Sale                  | Legat<br>Owen/Fifield<br>Glyn/BNP<br>Paribas Real<br>Estate |
| Unit 5, Premier Park, Winsford,<br>CW7 3PR  | Wirral<br>Borough<br>Council               | Shirt<br>Monkey                             | 753            | 79.7                     | 1 year                | Legat<br>Owen/<br>CBRE                                      |
| Bridge Street, Lostock Grlam,<br>Northwich, CW9 7NR                                     | TG Builders<br>Merchants<br>Limited        | Overland<br>Outfit UK<br>Limited            | 682            | 41.04                    | 3 years               | Legat<br>Owen   |
| Unit 2d Ion Path, Winsford,<br>CW7 3GE  | Cheshire<br>West and<br>Chester<br>Council | Mast<br>Technologies                        | 650            | 61.50                    | 5 years               | Legat<br>Owen   |

| Property   | Vendor/<br>Landlord               | Tenant/<br>Purchaser                      | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)                    |
|--|-----------------------------------|---|----------------|--------------------------|-----------------------|-----------------------------|
| 22 Bumpers Lane, Chester, CH1 4LT  | Private                           | HFD Limited                               | 639            | 86.06                    | 10 years              | Legat Owen                  |
| Unit 2 EMS House, Rossefield Road, Ellesmere Port, CH65 3BS                            | Private                           | Bodytech Fitness Ltd                      | 561            | 89.14                    | 10 years              | Legat Owen                  |
| Unit 2 Ion Path, Winsford, CW7 3GE   | Cheshire West and Chester Council | Thermo Onix Limited                       | 546            | 62.24                    | 5 years               | Legat Owen                  |
| Unit 21, Rossefield Road, Ellesmere Port, CH65 3AS                                     | Private Individual                | Private Individual                        | 542            | 75.35                    | 10 years              | Hitchcock Wright & Partners |
| Unit 10 Hartford Business Centre, Chester Road, Hartford, Northwich, Cheshire, CW8 2AB | Cheshire West and Chester Council | The Self Energising Coupling Company Ltd  | 520            | 69.22                    | 5 years               | BA Commerical               |
| Winnington Business Park, Wolstencroft, Northwich CW8 4DL                              | FI Real Estate Management         | Equip Outdoor Technologies                | 477            | Undisclosed              | 10 years              | FI Real Estate              |
| Unit 2 Dee View Business Park, Chester, CH1 4LT  | Cheshire West and Chester Council | Rooster Yarns                             | 457            | 90.78                    | 10 years              | Legat Owen                  |
| Unit 9a Dee View Business Park, Bumpers Lane, Chester, CH1 4LT                         | Private                           | Careco (UK) Limited                       | 452            | 121.61                   | 10 years              | Legat Owen                  |
| Unit C Dee View Business Park, Chester, CH1 4LT  | Cheshire West and Chester Council | The Eclectic Lifestyle Company            | 387            | 86.28                    | 5 years               | Legat Owen                  |
| Premises at Rossebank Road, Ellesmere Port, CH65 3AN                                   | Private                           | Easy Fit Tyres and Service Centre Limited | 372            | 79.38                    | 5 years               | Legat Owen                  |
| Unit 4 Dee View Business Park, Chester, CH1 4LT  | Cheshire West and Chester Council | TD Cooling Services Ltd                   | 292            | 82.23                    | 5 years               | Legat Owen                  |

| Property   | Vendor/<br>Landlord                                     | Tenant/<br>Purchaser                  | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)                           |
|--|---|---------------------------------------|----------------|--------------------------|-----------------------|------------------------------------|
| Unit 10 Dee View Business Park,<br>Chester, CH1 4LT                          | Cheshire<br>West and<br>Chester<br>Council              | Vector<br>Inspection<br>Limited       | 287            | 93.27                    | 5 years               | Legat<br>Owen                      |
| The Mill & Studio, St Thomas<br>Pathway, Chester, CH1 3LQ                    | Private   | Spookton<br>Brew Co                   | 225            | 75.44                    | 5 years               | Legat<br>Owen                      |
| Unit 2, The Business Centre,<br>Barlow Drive, Winsford, Cheshire,<br>CW7 2GN | United UK<br>Propco 5<br>Limited                        | Adam<br>Withnell &<br>Mark<br>Kershaw | 146            | 61.66                    | 5 years               | BA<br>Commerical                   |
| Unit 3/3a Cestrian Court, Lightfoot<br>Street, Chester, CH2 3AD              | Deva<br>Deliveries                                      | Private                               | 138            | 2642.44                  | Sale                  | Legat<br>Owen                      |
| Unit 5A New Russia Hall,<br>Bolesworth, Gateheath, Chester,<br>CH3 9AH       | The Trustees<br>of the GR<br>Barbour 1957<br>Settlement | Private                               | 132            | 83.37                    | 3 years               | Legat<br>Owen                      |
| Unit 4 Hampton Heath Industrial<br>Estate, Malpas, SY14 8LU                  | Hansteen<br>Property<br>Investment<br>Limited           | Private                               | 111            | 67.28                    | 3 years               | Legat<br>Owen                      |
| Clayhill Industrial Estate, Liverpool<br>Road, Neston, CH64 3UG              | Private<br>Individual                                   | Private<br>Individual                 | 102            | 73.21                    | Undisclosed           | Hitchcock<br>Wright &<br>Partners  |
| Unit 3, Kingfisher Court, Denton<br>Drive, Northwich, CW9 7TT                | Undisclosed   | Undisclosed                           | 97             | Undisclosed              | Undisclosed           | Williams<br>Sillitoe<br>Commercial |
| 71 & 73 Merseyton Road, Ellesmere<br>Port, CH65 2AW                          | Cheshire<br>West and<br>Chester<br>Council              | Tom<br>Brainbridge                    | 92             | 87.00                    | 3 years               | BA<br>Commercial                   |
| Unit 32, Clayhill Industrial Estate,<br>Neston, Cheshire, CH64 3UG           | Unknown   | Unknown                               | 86             | 102.26                   | 3 years               | BA<br>Commercial                   |

# Office

In total, 65 office transactions were recorded across Cheshire West and Chester during 2024, representing 12,066 sqm of transacted floorspace. While national economic conditions led to softer demand in some regions, CW&C's office market demonstrated resilience, particularly in the Chester submarket, which retained dominance in both volume and activity.

2024's prime office rent for leased offices within the 100-200 sqm range was £222.40 per sqm on a 5-year lease taken by Medical Recruitment at 4 Vicar's Lane, Chester, facilitated by Legat Owen. The sub-200 sqm market was a vital engine for activity, particularly in Chester where smaller, flexible spaces were in demand.

Close to half of total deals are on a 3- or 5-year lease. There is also a substantial number of 1-year leases though these are generally seen for the smallest sized units.

A breakdown of office transactions across Cheshire West and Chester is provided below. Chester emerged as the leading location for both number of office deals and total floorspace transacted in 2024, accounting for around 60 percent of all transactions and floorspace transacted across Cheshire West and Chester. However, Chester's share of total office transactions has declined by 20 percentage points since 2019. This is due to a broader distribution of

office transactions across other markets within the borough and not due to a decline in transacted floorspace in Chester, which actually recorded a higher level of floorspace transactions in 2024 (7,117 sqm) than 2019 (6,356 sqm).

Notably, **Chester Business Park** recorded four separate deals totalling 1,373 sqm, reinforcing its continued appeal to occupiers. Elsewhere within the Chester area, the borough's only 20-year lease was secured by Tattenhall Veterinary practice, which agreed to take 207 sqm at Worley Court, Bolesworth Road, Tattenhall, at a rent of £116.06 per sqm. Additionally, of the 10-year lease deals completed in 2024, 70 percent were secured within Chester. There is a clear demand from occupiers seeking long-term commitments and reinforcing its position as the borough's most established office market.

The high density of sub-200 sqm deals in Chester shows the resilience of the small business and professional services segment within the city.



Table 4

## Office Transactions by Area, 2024

| Area           | Number of transactions | Total floorspace transacted (sqm) |
|----------------|------------------------|-----------------------------------|
| Chester        | 39                     | 7,117                             |
| Ellesmere Port | 8                      | 2,148                             |
| Tarporley      | 4                      | 458                               |
| Winsford       | 10                     | 1,585                             |
| Eccleston      | 2                      | 402                               |
| Other          | 2                      | 356                               |
| <b>Total</b>   | <b>65</b>              | <b>12,066</b>                     |

Source: BE Group, 2025

Winsford was the second largest office market in the borough, both in terms of number of deals and total floorspace, thanks to continuing take-up at **Wharton Park House** on Nat Lane in combination with the year's biggest office deal transacted at **Unity House** in **Winsford Industrial Estate**. Owner Hardcastle Investments Ltd welcomed Safety Shield Group into 1,308 sqm of space on a 5-year lease.

Ellesmere Port had the second largest office floorspace transacted. The majority of transactions in Ellesmere Port came from **Rossmore Business Village**, with five of the seven deals within Ellesmere Port being at Rossmore, accounting for some 1,004 sqm. Also, Specsavers agreed on a 10-year lease at £134.55 per sqm for office numbers three and four at the Oaks in Little Stanney, Ellesmere Port totalling 705 sqm.



### Business Parks with multiple transactions:

- **Chester Business Park** – 4 transactions, 1,373 sqm
- **Grosvenor Court, Chester** – 2 transactions, 143 sqm
- **Steam Mill, Chester** – 4 transactions, 420 sqm
- **Rossmore Business Village, Ellesmere Port** – 5 transactions, 1,004 sqm
- **Portal Business Park, Tarporley** – 3 transactions, 252 sqm
- **Wharton Park House, Winsford** – 8 transactions, 277 sqm



| Property   | Vendor/<br>Landlord                     | Tenant/<br>Purchaser                           | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)                    |
|--|---|--|----------------|--------------------------|-----------------------|-----------------------------|
| Unity House, Winsford Industrial Estate, Winsford, CW7 3RB                         | Hardcastle Investments Limited          | Safety Shield Group                            | 1,308          | Undisclosed              | 5 Years               | Fisher German               |
| 3rd Floor, HQ, 58 Nicholas Street, Chester, CH1 2NP                                | Cheshire West and Chester Council       | Springer Healthcare                            | 700            | 222.14                   | 10 Years              | Legat Owen                  |
| Carlton House, Chester Business Park, Chester, CH4 9QE                             | Wastdale Investments Limited            | Anchor Security                                | 627            | 130.08                   | 10 Years              | Legat Owen                  |
| Knights Court, Chester, CH1 2BQ  | F T Patten Properties (Chester) Limited | DTM Legal                                      | 617            | 187.42                   | 10 Years              | Legat Owen                  |
| Halladale, Lakeside, Chester Business Park, Chester, CH4 9QT                       | William Fishwick & Sons                 | Tute Education                                 | 420            | 215.28                   | 5 Years               | Legat Owen/<br>Avison Young |
| Crook Street, Merchants House, Chester, CH1 2BE                                    | Cheshire West and Chester Council       | Registrars Office                              | 413            | 134.61                   | 10 Years              | BA Commercial               |
| Pioneer Business Park, Evans Business Centre, North Road, Ellesmere Port, CH65 1BW | Industrials                             | Liberty Group                                  | 410            | 91.49                    | 5 Years               | Savills (UK) Ltd            |
| 14-15 Rossmore Business Village, Ellesmere Port, CH65 3EY                          | Regional REIT                           | The Alexander Beard Group of Companies Limited | 406            | 150.83                   | 10 Years              | Undisclosed                 |
| 27 Newgate Street, Chester, CH1 1ER  | Panacea Newgate Street Limited          | Gutteridge Haskins and Davey                   | 376            | 160.20                   | 10 Years              | Legat Owen                  |
| The Exchange, Suite 3, Chester, CH1 1DA  | Knight Frank Investment Management      | Associates Ltd                                 | 345            | 137.24                   | 5 Years               | Legat Owen                  |
| 10 Queen Street, Chester, CH1 3LG  | R Chesworth Esq                         | R3 Group Ltd                                   | 304            | 98.54                    | 10 Years              | Kenney moore                |

| Property  | Vendor/<br>Landlord   | Tenant/<br>Purchaser           | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)      |
|---|---|--------------------------------|----------------|--------------------------|-----------------------|---------------|
| 12 Cheshire Avenue, Cheshire Business Park, Northwich, CW9 7UA  | K&L Freight Limited   | BAER Limited                   | 301            | Undisclosed              | Freehold              | Fisher German |
| Quarry Buildings, Hill Road, Eccleston, CH4 9HG                 | The Trustees of the 4th Duke of Westminster's 1964 Settlement | C and C Catering               | 300            | 183.56                   | 10 Years              | Legat Owen    |
| Units 7 & 8 Rossmore Business Village, Ellesmere Port, CH65 3EY | Cyberiam Property   | Edsential                      | 278            | 990.40                   | VP Sale               | Legat Owen    |
| Coachworks Arcade, Suite 1, Northgate Street, Chester, CH1 2EY  | Cheshire West and Chester Council                             | Bennett Brooks                 | 255            | 231.33                   | 5 Years               | Legat Owen    |
| 4a & 4b Merchants House, Crook Street, Chester, CH1 2BE         | Cheshire West and Chester Council                             | UHY Hacker Young Chester Ltd   | 234            | 111                      | 5 Years               | BA Commercial |
| 2 George Street, Chester, CH1 3EQ                               | Borco Limited   | Sandstone Care                 | 209            | 124.43                   | 5 Years               | Legat Owen    |
| 3 Portal Business Park, Eaton Lane, Tarporley, CW6 9DL          | James Hay Pension Trustees                                    | Eye Correction Centre          | 208            | 1349.17                  | Sale                  | Legat Owen    |
| 4 Worley Court, Bolesworth Road, Tattenhall, Chester, CH3 9HW   | The Trustees of the GR Barbour 1957 Settlement                | Tattenhall Veterinary Practice | 207            | 116.06                   | 20 Years              | Legat Owen    |
| Suites 1, 2 and 5, 67 High Street, Tarporley, CW6 0DP           | Private   | Olivia May Limited             | 206            | 181.76                   | 10 Years              | Legat Owen    |
| Hilliards Court, Chester Business Park, Chester, CH4 9QP        | Queens Square Capital Investments                             | Private                        | 187            | 118.17                   | 3 Years               | Legat Owen    |
| Basepoint, Redhill House, Chester, CH4 8BY                      | IW Groups (UK) Ltd  | Static Films                   | 186            | 161.44                   | 3 Years               | Legat Owen    |

| Property  | Vendor/<br>Landlord   | Tenant/<br>Purchaser                       | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)      |
|---|---|--|----------------|--------------------------|-----------------------|---------------|
| 13A Frodsham Street, Chester,<br>CH1 3JJ  | Frodsham<br>Properties<br>Ltd   | SHARE<br>Charity                           | 183            | 81.82                    | 5 Years               | Kenney moore  |
| The Steam Mill, Chester, CH3 5AN  | Threadneedle<br>Pensions<br>Limited                                       | Orientation<br>Marketing                   | 144            | 191.58                   | 5 Years               | Legat<br>Owen |
| Unit 2e, Ground Floor, Honeycomb<br>South, Chester Business Park,<br>Chester, CH4 9QJ                                   | Westside<br>Property<br>Holdings<br>Ltd                                   | Brymon                                     | 139            | 196.66                   | 3 Years               | Legat<br>Owen |
| 94 Boughton, Chester, CH3 5AQ   | c/o<br>Cullimore<br>Dutton<br>Solicitors                                  | Private                                    | 124            | 1635.27                  | VP Sale               | Legat<br>Owen |
| Unit 3 Rossmore Business Village,<br>Ellesmere Port, CH65 3EY   | The Askey<br>Maiden<br>Group of<br>SIPP Trusts                            | Private                                    | 121            | 1157.31                  | VP Sale               | Legat<br>Owen |
| Unit 12 Rossmore Business Village,<br>Ellesmere Port, CH65 3EY  | Ron Curnow  | Driving<br>Force<br>Recruitment            | 121            | 1242.23                  | Sale                  | Legat<br>Owen |
| 4a Vicar's Lane, Chester, CH1 1QX   | The Trustees of<br>the 4th Duke of<br>Westminster's<br>1964<br>Settlement | Medical<br>recruitment                     | 107            | 222.44                   | 5 Years               | Legat<br>Owen |
| Ground Floor Office Suite,<br>Dodleston House, Bell Meadow<br>Business Park, Cuckoos Nest,<br>Pulford, Chester, CH4 9EP | Undisclosed   | Veincentre                                 | 104            | Undisclosed              | Undisclosed           | Bolton Birch  |
| The Old Coach House, Church<br>Road, Eccleston, CH4 9HT   | The Trustees of<br>the 4th Duke of<br>Westminster's<br>1964<br>Settlement | John<br>Knowles<br>Funeral<br>Services Ltd | 103            | 129.20                   | 5 Years               | Legat<br>Owen |
| Rooms 7 & 8, Meyer House, City<br>Road, Chester, CH1 3AE  | Thew<br>Arnott & Co<br>Limited  | Milk<br>Education                          | 101            | 22.42                    | 1 Year                | Legat<br>Owen |

| Property  | Vendor/<br>Landlord   | Tenant/<br>Purchaser                              | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)                          |
|---|---|---|----------------|--------------------------|-----------------------|-----------------------------------|
| Suite H, The Steam Mill, Chester,<br>CH3 5AN                              | Threadneedle<br>Pensions<br>Limited                                       | American<br>Road Trip                             | 100            | 166.79                   | 5 Years               | Legat<br>Owen                     |
| Ground Floor, Egerton House,<br>Chester, CH2 3NJ                          | Private   | Deva<br>Resins                                    | 93             | 135.37                   | 3 Years               | Legat<br>Owen                     |
| Brickyard Farm Office Buildings, The<br>Hill, Aldford, Chester, CH3 6JG   | The Trustees of<br>the 4th Duke of<br>Westminster's<br>1964<br>Settlement | Steggles<br>Wealth<br>Management                  | 84             | 85.45                    | 5 Years               | Legat<br>Owen                     |
| Rossmore Business Park, Inward<br>Way, Ellesmere Port, CH65 3EY           | Private<br>Individual   | Private<br>Individual                             | 78             | 215.28                   | Undisclosed           | Hitchcock<br>Wright &<br>Partners |
| Unit 1, Aldford Village Square,<br>Aldford, Chester, CH3 6JD              | Eaton<br>Estate   | North Star<br>Mortgage &<br>Financial<br>Services | 76             | 158.30                   | 10 Years              | Kenney moore                      |
| First Floor, 15 Grosvenor Court,<br>Chester, CH1 1HG                      | Rowmere<br>Properties<br>Limited  | Axis Talent<br>Limited                            | 72             | 207.75                   | 5 Years               | Legat<br>Owen                     |
| Ground Floor, 15 Grosvenor Court,<br>Chester, CH1 1HG                     | Rowmere<br>Properties<br>Limited  | All Home<br>Repairs<br>Limited                    | 72             | 118.19                   | 5 Years               | Legat<br>Owen                     |
| Heritage Court - Top Floor, Chester,<br>CH1 1RD                           | Chester<br>Property<br>Holdings<br>Limited                                | MSB<br>Solicitors                                 | 69             | 174.34                   | 3 Years               | Legat<br>Owen                     |
| Beech House, Chester  | NFTLC<br>Limited  | Daktela Ltd                                       | 65             | 285.11                   | 1 Year                | Legat<br>Owen                     |
| Room H Wharton Park House,<br>Winsford, CW7 3BS                           | S Cooper<br>Holdings<br>Ltd   | TLL<br>Consults                                   | 62             | 172.31                   | 1 year                | Legat<br>Owen                     |
| Ground Floor, Olympus House, High<br>Street, Tattenhall, Chester, CH3 9PX | Trustees of<br>the GR<br>Barbour 1957<br>Settlement                       | Florence<br>Bridal                                | 62             | 172.66                   | 2 Years               | Legat<br>Owen                     |

| Property   | Vendor/<br>Landlord                        | Tenant/<br>Purchaser          | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)   |
|--|--|-------------------------------|----------------|--------------------------|-----------------------|------------|
| Suite D1 Wharton Park House, Nat Lane, Winsford, CW7 3BS                                 | S Cooper Holdings                          | Make Your Mark                | 59             | 139.48                   | 1 Year                | Legat Owen |
| Chapel House, Wervin, CH2 4BP  | Private                                    | Private                       | 55             | 263.69                   | 2 Years               | Legat Owen |
| Suite B1 Wharton Park House, Nat Lane, Winsford, CW7 3BS                                 | S Cooper Holdings                          | Apexia Group Limited          | 54             | 183.48                   | 2 Years               | Legat Owen |
| 6 Century House, Bolesworth, Old Mill Place, Tattenhall, Chester, CH3 9RJ                | Trustees of the GR Barbour 1957 Settlement | Tattenhall Local Care Limited | 53             | 125.38                   | 3 Years               | Legat Owen |
| Rooms 5, 6 and 7, First Floor, Chowley 1 Oak Business Park, Tattenhall, Chester, CH3 9GA | Trustees of the GR Barbour 1957 Settlement | Text Global Limited           | 51             | 200.96                   | 3 Years               | Legat Owen |
| Third Floor A3 – The Steam Mill, Chester, CH3 5AN  | Hardcastle Investments Limited             | Mobile Inventory Services     | 46             | 182.98                   | 3 Years               | Legat Owen |
| Second Floor Part B (R), The Steam Mill, Chester, CH3 5AN                                | Threadneedle Pensions Limited              | Crucial FX                    | 41             | 204.14                   | 3 Years               | Legat Owen |
| Shiftworks, Upper Northgate Street, Chester  | Hilbre Estates Ltd                         | Milk Education                | 37             | 151.79                   | 3 Years               | Legat Owen |
| Suite 18, The Technology Centre, Ellesmere Port, CH6 3EN                                 | Elltech Limited                            | Seguro Management Limited     | 30             | 181.70                   | 3 Years               | Legat Owen |
| Office 2 First Floor, Olympus House, High Street, Tattenhall, Chester, CH3 9PX           | Trustees of the GR Barbour 1957 Settlement | Idylle Trading Ltd            | 29             | 172.54                   | 3 Years               | Legat Owen |

| Property  | Vendor/<br>Landlord                  | Tenant/<br>Purchaser                                  | Size<br>(Sq M) | Rent/Price<br>(per Sq M) | Lease Term<br>(Years) | Agent(s)        |
|---|--------------------------------------|---|----------------|--------------------------|-----------------------|-----------------|
| Annex, 69 Hoole Road, Chester,<br>CH2 3NJ                   | Innes Reid<br>Investments<br>Limited | North West<br>Cheshire<br>Conservative<br>Association | 27             | 345.43                   | 1 Year                | Legat<br>Owen   |
| Office 4, 12 Nicholas Street,<br>Chester, CH1 2NX           | Undisclosed                          | Chester<br>Family Law<br>Limited                      | 23             | 150.69                   | Undisclosed           | Bolton<br>Birch |
| 5 Portal Business Park, Eaton Lane,<br>Tarporey, CW6 9DL    | Greenside<br>Pension<br>Scheme       | MAK Civils<br>Limited                                 | 22             | 400.40                   | 1 Year                | Legat<br>Owen   |
| Office 3, 5 Portal Business Park,<br>Tarporey, CW6 9WL      | Greenside<br>Pension<br>Scheme       | MAK Civils<br>Limited                                 | 22             | 400.71                   | 1 Year                | Legat<br>Owen   |
| Suite V Wharton Park House, Nat<br>Lane, Winsford, CW7 3BS  | S Cooper<br>Holdings                 | Apexia<br>Group<br>Limited                            | 19             | 149.06                   | 1 Year                | Legat<br>Owen   |
| Suite K2 Wharton Park House, Nat<br>Lane, Winsford, CW7 3BS | S Cooper<br>Holdings                 | The North<br>Witch                                    | 19             | 173.25                   | 1 Year                | Legat<br>Owen   |
| Suite L Wharton Park House, Nat<br>Lane, Winsford, CW7 3BS  | S Cooper<br>Holdings                 | KOAP Ltd  | 19             | 26.22                    | 1 Year                | Legat<br>Owen   |
| Suite U Wharton Park House, Nat<br>Lane, Winsford, CW7 3BS  | S Cooper<br>Holdings                 | Caring<br>Alternatives<br>Limited                     | 16             | 134.71                   | 1 Year                | Legat<br>Owen   |
| Suite C1 Wharton Park House, Nat<br>Lane, Winsford, CW7 3BS | S Cooper<br>Holdings                 | Make Your<br>Mark                                     | 15             | 113.76                   | 1 Year                | Legat<br>Owen   |
| Suite E Wharton Park House, Nat<br>Lane, Winsford, CW7 3BS  | S Cooper<br>Holdings                 | Mid-Cheshire<br>Accountants                           | 14             | 150.64                   | 1 Year                | Legat<br>Owen   |

# Investment

Property investment can be a volatile sector particularly where interest rates remain high, impacting on the cost of borrowing. However, 2024 was a strong year for CW&C and reflected a cautious optimism in the market.



Investors are increasingly widening their portfolios, a trend highlighted by CBRE in its 2025 Market Outlook, and that is reflected in the activity in Cheshire West and Chester. During the year, 19 separate investment deals were recorded, with a fairly even mix across offices, industrial and retail. In total, transactions amounting £44.219 million were recorded.

Looking at the investment deals, the split was as follows:

Table 5

| Investment Transactions, 2024 |                        |                       |
|-------------------------------|------------------------|-----------------------|
| Area                          | Number of transactions | Investment Spend (£M) |
| Offices                       | 6                      | 4.319                 |
| Industrial                    | 5                      | 21.74                 |
| Retail                        | 7                      | 6.66                  |
| Other                         | 1                      | 11.5                  |
| Total                         | 19                     | 44.219                |

Source: BE Group, 2025



For offices, there were seven purchases. The largest was the sale by Equinox Property Investors of **Halladale House**, a multi-occupied building at Chester Business Park for £2.1million. With a rent roll of around £271,000, the net initial yield was 12.1 percent.

The best yield achieved for an office was 9.9 percent in Ellesmere Port, where a private investor bought **Unit 12 Rossmore Business Village** with Driving Force Recruitment in residence paying a rent of £15,500 per annum.

For industrial, the largest sale was the large 19,500 sqm (210,000 sqft) warehouse at **Pioneer Point**, which is occupied by Honeywell. Cabot Properties paid £18.95 million to CCLA reflecting a strong yield of 5.5 percent with an income in excess of £1.2 million per annum. Three sales with yield data were recorded for the industrial sales, all sub seven percent which is an indication that Cheshire West and Chester is seen as a strong investment location for industrial and

warehouse property. The sales were recorded across the Borough with three in Winsford and the others in Ellesmere Port, Chester and Northwich.

Retail purchases were mixed, and a number of auction sales were recorded where data on purchasers is limited. There were some significant transactions; **Brimstone Parade** in Northwich sold for £1.4 million, reflecting a yield of 6.76 percent, one of two sub seven percent deals, both in Northwich. The other saw a KFC tenanted property change hands. Several deals in Chester were recorded with tenants including the Co-op, Mountain Warehouse and Nationwide Bank attracting the interest of investors.

The only leisure investment deal saw the sale of the Travelodge Hotel on Pepper Street, Chester sold for £11.50 million to the Derwent Group managed Albert Gubay Charitable Foundation, a charity set up in the memory of the late company founder. As well as Travelodge's 112-bed hotel, the other tenant is Tesco.

## Industrial

| Property  | Vendor                       | Purchaser                     | Size (Sq Ft) | Size (Sq M) | Price (£M)  | Tenant(s)                        | Income (£/pa) | Net Initial Yield (%) | Agent(s)             |
|---|------------------------------|-------------------------------|--------------|-------------|-------------|----------------------------------|---------------|-----------------------|----------------------|
| Pioneer 210, Pioneer Park, Ellesmere Port                             | CCLA                         | Cabot Properties              | 210,191      | 19,525      | 18.95       | Honeywell                        | 1,112,000     | 5.5                   | B8RE, Logix Property |
| 7 Winsford Way, Sealand Industrial Estate, Chester, CH1 4NL           | Weymouth Harbour Estates Ltd | Urban Properties Cheshire Ltd | 2,863        | 266         | 0.20        | Wirral Tool Hire                 | Undisclosed   | Undisclosed           | Legat Owen           |
| Briggs & Stratton, Road Four, Winsford Industrial Estate, CW7 3QN     | Undisclosed                  | Organ Pensions Trustees       | 10,753       | 999         | Undisclosed | Undisclosed                      | Undisclosed   | Undisclosed           | Fifield Glyn         |
| Essential Cuisine, Browning Way, Woodford Industrial Estate, Winsford | Private Client               | Private Investor              | 18,522       | 1,720       | 1.5         | Essential Cuisine                | 114,053       | 6.5                   | Legat Owen           |
| Unit 6 Navigation Park, Road One, Winsford Industrial Estate          | James Hall Developments Ltd  | Private Investor              | 4,553        | 423         | 0.60        | General All Purpose Plastics Ltd | 42,500        | 6.7                   | Legat Owen           |

## Office

| Property  | Vendor  | Purchaser                | Size (Sq Ft) | Size (Sq M) | Price (£M)  | Tenant(s)                  | Income (£/pa) | Net Initial Yield (%) | Agent(s)                                      |
|---|---|--------------------------|--------------|-------------|-------------|----------------------------|---------------|-----------------------|---|
| Elegant House, Sandpiper Way, Chester             | Private Investor (Jersey)                       | Hurstwood Holdings       | 15,361       | 1,427       | Undisclosed | Elegant Resorts            | Undisclosed   | 16                    | Edwards Property Consultants                  |
| Unit 12 Rossmore Business Village, Ellesmere Port | Private Client                                  | Private Investor         | 1,300        | 121         | 0.15        | Driving Force Recruitment  | 15,500        | 9.9                   | Legat Owen                                    |
| Halladale, Chester Business Park                  | Equinox Property 11 S.A.R.L                     | Private Investor         | 18,538       | 1,722       | 2.1         | Multi occupied             | 271,059       | 12.1                  | Legat Owen                                    |
| D&F Telford Court, Chestergates Business Park     | London & Scottish Property Asset Management Ltd | Private Investor         | 10,172       | 945         | 1.35        | Close Bros. and CVS(UK)Ltd | 153,000       | 12                    | Knight Frank LLP/Edwards Property Consultants |
| Hartford House, Meadow Street, Northwich          | Chester West and Chester Council                | I.E Development (UK) Ltd | 4,047        | 376         | 0.244       | Undisclosed                | Undisclosed   | Undisclosed           | Undisclosed                                   |
| 27 & 29 White Friars, Chester                     | Private Client                                  | Private Investor         | Undisclosed  | Undisclosed | 0.475       | Undisclosed                | Undisclosed   | Undisclosed           | Kenney Moore                                  |

## Retail

| Property                         | Vendor                             | Purchaser          | Size (Sq Ft) | Size (Sq M) | Price (£M) | Tenant(s)            | Income (£/pa) | Net Initial Yield (%) | Agent(s)        |
|----------------------------------|------------------------------------|--------------------|--------------|-------------|------------|----------------------|---------------|-----------------------|-----------------|
| Brimstone Parade, Northwich      | Buzz Communications Ltd            | REIG 6 Ltd         | 6,091        | 566         | 1.4        | various incl. Coop   | 100,417       | 6.76                  | Christopher Dee |
| Chester Way, Northwich           | Private Client                     | Private Investor   | Undisclosed  | Undisclosed | 1.24       | Clokken Ltd. t/a KFC | 85,000        | 6.48                  | Auction         |
| 32-36 Foregate Street, Chester   | Private Client                     | Private Investor   | 14,574       | Undisclosed | 1.44       | Mountain Warehouse   | 150,000       | 9.85                  | Allsop          |
| 62-66 Foregate Street, Chester   | Private Client                     | Private Investor   | 9,383        | Undisclosed | 1.54       | Nationwide Bank      | 153,000       | 9.36                  | Allsop          |
| 12 Overpool Road, Ellesmere Port | Private Client                     | Private Investor   | 1,355        | Undisclosed | 0.16       | various incl. Coop   | 16,633        | 9.83                  | Auction         |
| 100 Chester Road, Huntington     | Private Client                     | Private Individual | Undisclosed  | Undisclosed | 0.28       | Undisclosed          | Undisclosed   | Undisclosed           | Kenney Moore    |
| 40 Northgate Street, Chester     | Metropolitan & City Properties Ltd | Ness Hall Ltd      | 2,257        | 210         | 0.6        | Undisclosed          | Undisclosed   | Undisclosed           | Kenney Moore    |

## Other

| Property                           | Vendor               | Purchaser     | Size (Sq Ft) | Size (Sq M) | Price (£M) | Tenant(s)  | Income (£/pa) | Net Initial Yield (%) | Agent(s)        |
|------------------------------------|----------------------|---------------|--------------|-------------|------------|------------|---------------|-----------------------|-----------------|
| Travelodge, Pepper Street, Chester | ABF Pension Trustees | Derwent Group | 112 bed      | 112 bed     | 11.50      | Travelodge | 826,848       | 7                     | Christopher Dee |

# Looking Forward

Cheshire West and Chester has several key projects in the pipeline for the continued growth and development of the borough. Cheshire West and Chester will continue to work with Cheshire East and Warrington, as well as the UK Government in developing the Cheshire and Warrington Combined Authority, with mayoral elections planned for 2026. This will allow for more decision making to be undertaken at the regional level, with devolved powers including transport, adult education, skills and housing.

Harrods has announced it plans to open an H beauty outlet in the former Browns of Chester store (Eastgate), with plans for a 2,200 sqm shop, which will be the first H beauty unit in the North West. This would take part of the former Debenhams unit.

Ikea has announced plans to open a smaller-format store in Chester within the Greyhound Retail Park. Opening is expected to be in 2025.

Cheshire Oaks is celebrating its 30th year in 2025, having welcomed over 570 million visitors since its opening and now employs over 4,000 people. Cheshire Oaks will mark the milestone with a range of events over 2025.

Construction work will begin in 2025 on the regeneration of the Ellesmere Port Markets, including reconfiguring the 6,300 sqm Market Hall and the



introduction of a new flexible events space in the existing flea market section. The £8.5 million project was funded by government. Construction work is being undertaken in 2025.

Northwich Market will relocate to Barons Quay, as part of the broader retail and leisure offer, with an expected opening date in 2026. The £1.8 million investment of the market will include modernisation and improved trader facilities.

The Anderton Boat Lift in Northwich will celebrate its 150th anniversary in July. This key visitor asset is currently undergoing a £15 million restoration. Plans have been approved in early 2025 for an upgrade of facilities at the Boat Lift, including improvements to the visitor centre, education facilities, event space and public realm improvements.

This is in addition to the restoration of the boat lift itself.

Chester Racecourse's announcement of a £20 million redevelopment plan is part of a 15-year investment strategy to modernise the venue ahead of its 500th anniversary in 2039. Subject to planning approval, the redevelopment would include the construction of a hospitality building and a new facilities hub totalling 5,100 sqm.

Homes are continuing to be delivered throughout Cheshire West and Chester, including in town, town centre and rural locations. Over the last decade, completions have exceeded the annual baseline requirement and there are significant projects currently under construction or in the development pipeline to continue this trend.



# Acknowledgements

Cheshire West and Chester Council and BE Group would like to acknowledge and thank the following organisations for their inputs into this document.

- Avison Young
- B1 Real Estate
- B8RE
- BA Commercial
- Bolton Birch
- CBRE
- Emanuel Oliver
- Edwards Property Consultants
- F1 Real Estate
- Fisher German
- Hitchcock Wright and Partners
- JLL
- Kenneymoore
- Legat Owen
- Mason Partners
- Rock Real Estate
- Savills
- Williams Sillitoe Commercial

For further information, please contact:  
**[business@cheshirewestandchester.gov.uk](mailto:business@cheshirewestandchester.gov.uk)**

