

For Sale

FREEHOLD DEVELOPMENT OPPORTUNITY

VE VERDIN
EXCHANGE

HIGH STREET | WINSFORD | CW7 2AN

51,968 Sq Ft (4,828 Sq M)

ON A SITE AREA OF

3.89 acres (1.57 Hectares)

Suitable for a range of alternative uses (subject to planning)

Verdin Exchange presents a significant freehold development opportunity in the heart of Winsford town centre

Comprising an existing building and a generous **3.89 acre site**, suitable for a wide range of uses, including **traditional family housing, apartments, extra care, retirement, food and non-food retail** and **SEN School provision**, subject to planning.



VERDIN EXCHANGE
PLAYING FIELD

VE VERDIN
EXCHANGE
3.89 acres (1.57 Hectares)

GRANGE LN

HIGH ST A54

EXECUTIVE SUMMARY

Verdin Exchange is a distinctive period property dating back to 1895, originally built as a technical school and later used as a grammar school and business centre. Constructed in red brick with ashlar detailing and terracotta features, the building offers strong architectural character and is arranged over lower ground, upper ground and two upper floors. Internally, it retains a traditional cellular layout, while externally the site benefits from prominent A54 frontage, access via Grange Lane, and a large yard and car park extending to the north.

- The subject site occupies a highly prominent town-centre location on Winsford's High Street, benefiting from excellent visibility along the A54. The site enjoys strong regional and national connectivity, with the A54 providing direct access to the M6 at Junctions 18 and 19, offering efficient travel links to Manchester, Birmingham and the wider Midlands. Winsford Railway Station, located nearby on Station Road, provides regular services to Liverpool and Birmingham, supplemented by multiple local bus routes serving the surrounding area.
- Positioned adjacent to the recently completed £22.5 million redevelopment of Winsford Cross Shopping Centre, the property sits within a revitalised town-centre environment anchored by major retailers such as Aldi, Costa Coffee, B&M, Greggs and Specsavers.
- Initial feasibility studies indicate that this prominent site is well-suited to a high-quality residential scheme in an established and well-connected location. Subject to planning, the site can accommodate a balanced mix of one, two and three-bedroom apartments supported by landscaped amenity spaces and enhanced public realm.



DESCRIPTION

The Verdin Exchange provides a rare opportunity to acquire a property rich in character and history.

Built in 1895, the building was originally designed as a technical school and later served as a grammar school before becoming a business centre. The site is now suitable for a range of alternative uses (subject to planning).

Constructed in red brick with ashlar stone detailing and a tiled roof, the property showcases elegant period architecture with shaped gables, decorative terracotta features and distinctive bay windows. The front section of the building is Grade II listed, with curtilage listing to elements of the rear.

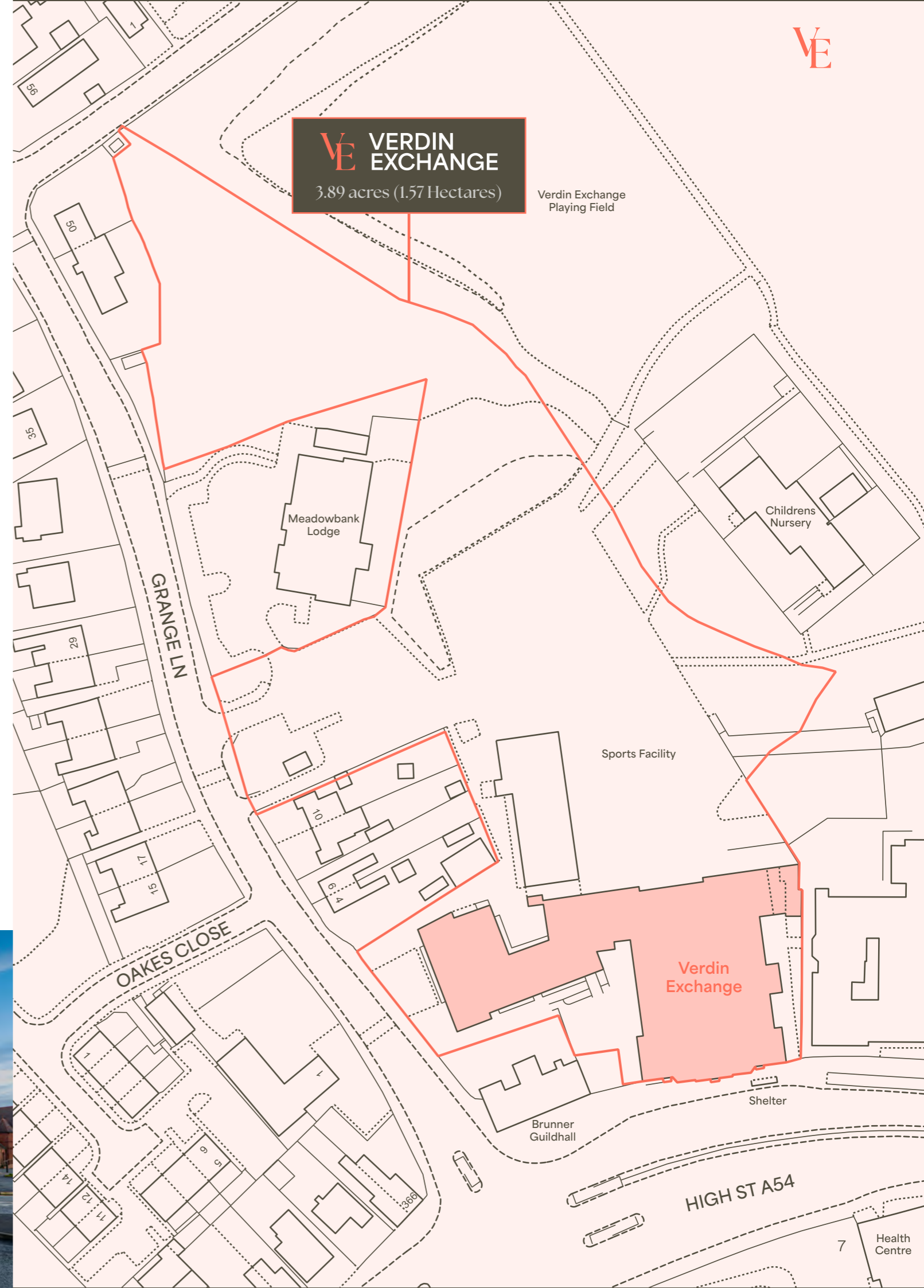
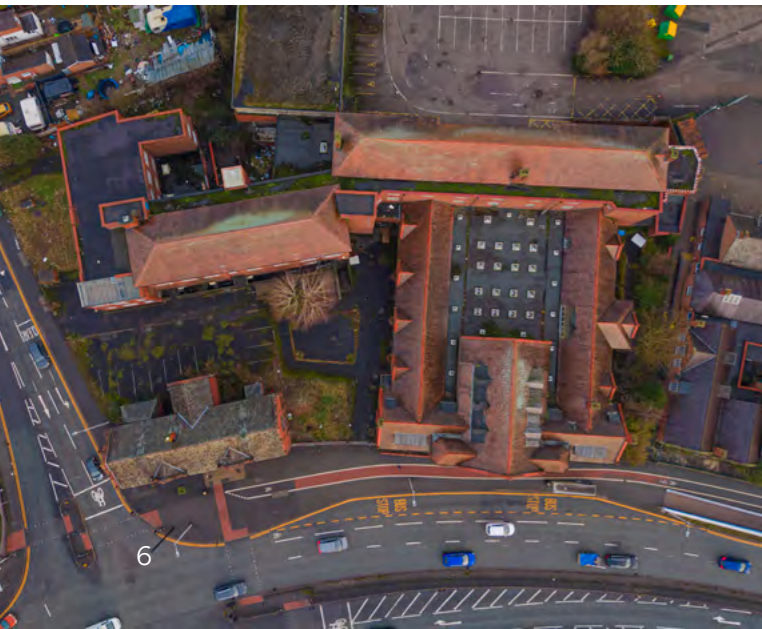
The property is arranged over lower ground, upper ground and 2 further upper floors, measuring (areas in the measured survey) sq ft.

Internally, the property is reflective of its educational heritage and is predominantly set out in a number of rooms varying in size.

Externally, the property benefits from frontage directly onto the A54 to the south, with access to the site afforded via Grange Lane, to the West of the site. This leads to a large yard / car park area to the north, with a copse area, further North again.

TOTAL SIZE OF EXISTING BUILDING

51,968 sq ft (4,828 sq m)



LOCATION

The Verdin Exchange is a prime town centre location, situated on the High Street fronting the A54 arterial route through Winsford, offering excellent road visibility and ease of access.

Verdin Exchange enjoys a prime position in Winsford town centre, adjacent to the newly improved Winsford Cross Shopping Centre—the focal point of the town’s £22.5 million regeneration. This transformation has created a modern and vibrant retail destination, introducing leading brands such as Aldi and Costa Coffee alongside established national retailers including B&M, Greggs, and Specsavers.

The surrounding area also offers banking services, healthcare providers, and independent cafés, ensuring a convenient and dynamic environment for businesses and visitors. Enhanced public spaces and a large car park with EV charging facilities further contribute to the appeal of this thriving location.

Town Park which is modern open and spacious, offers excellent play and exercise facilities and links the town centre to Winsford’s attractive waterfront.

ROAD

Verdin Exchange benefits from excellent road links, with the A54 providing direct access to the M6 motorway. Junction 18 is located approximately 5 miles to the south, offering convenient routes north towards Manchester and south towards Birmingham and the Midlands. Junction 19 is also easily accessible via the A556, ensuring seamless regional and national connectivity for businesses and visitors alike.

RAIL

Winsford Railway Station is located just off the A54 to the east on Station Road and offers regular train services to Liverpool and Crewe.

BUS

Winsford is served by a local bus network connecting to Crewe, Northwich and surrounding areas. Key bus routes include 31, 37 and W7 which offer service to town shops, Library and railway station.



CAFES & RESTAURANTS

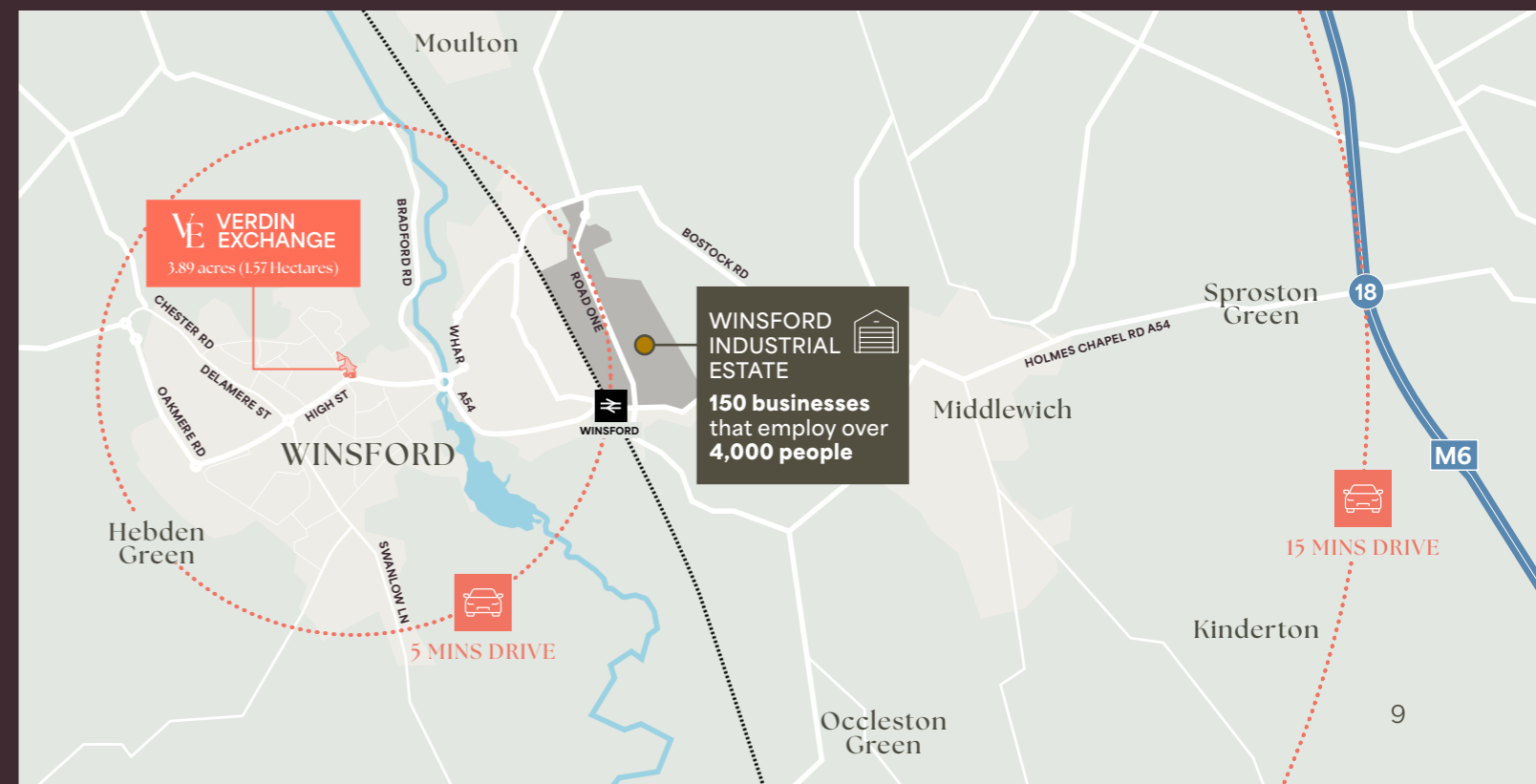
- 1 Subway
- 2 Costa Coffee
- 3 Coffee House
- 4 Winsford Market
- 5 Greggs

RETAIL

- 1 Aldi
- 2 B&M
- 3 Specsavers
- 4 Asda
- 5 New Look
- 6 Sports Direct
- 7 Boots
- 8 Argos
- 9 Home Bargains
- 10 Post Office

LEISURE

- 1 Winsford Library
- 2 Brio Leisure Centre





OPPORTUNITY

Verdin Exchange provides a truly exciting opportunity for a blend of new build and conversion of the existing assets to a variety of uses, such as, **traditional family housing, apartments, extra care, retirement, food and non-food retail and SEN School provision**, to name a few, subject to planning.

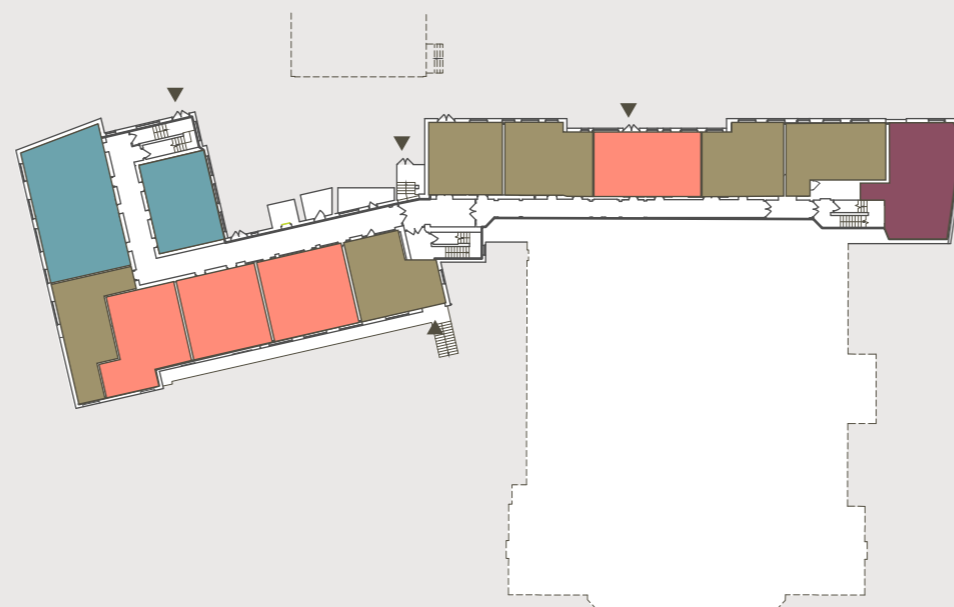
EXISTING LISTED BUILDING BLOCK A

TOTAL AREA SIZE

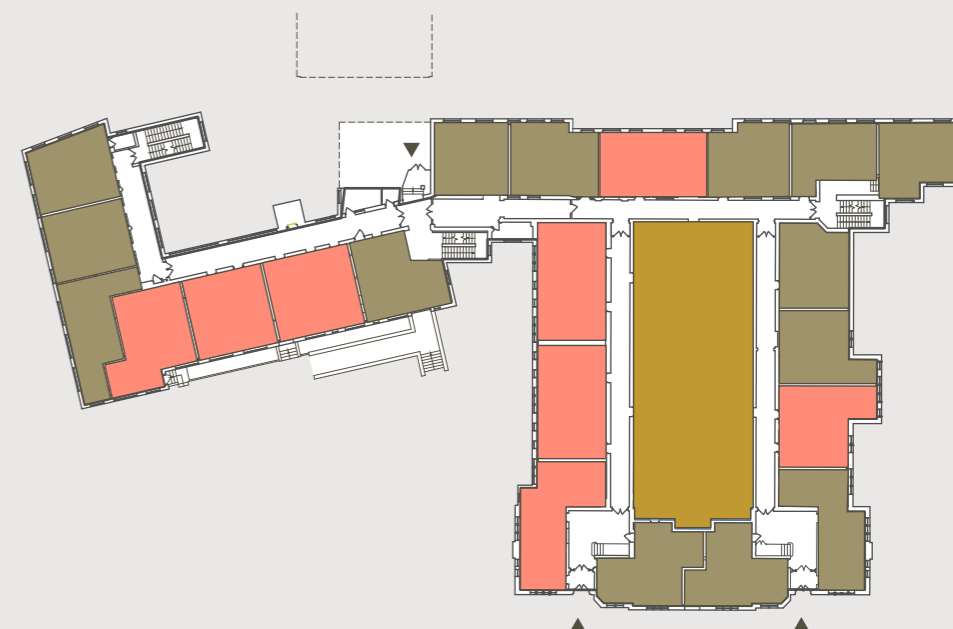
51,968 sq ft
(4,828 sq m)

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity
- Store/Plant

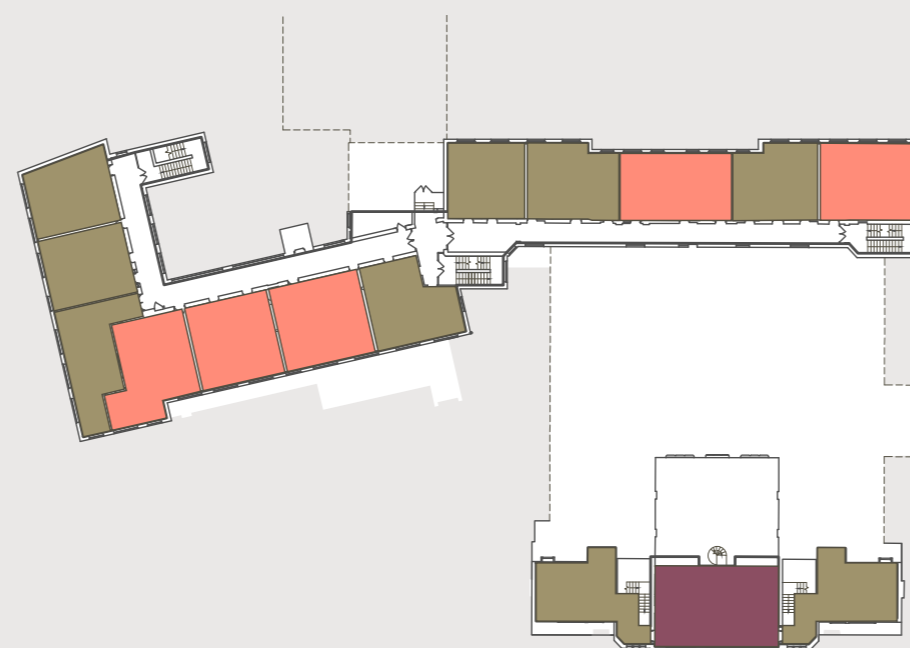
Basement Level



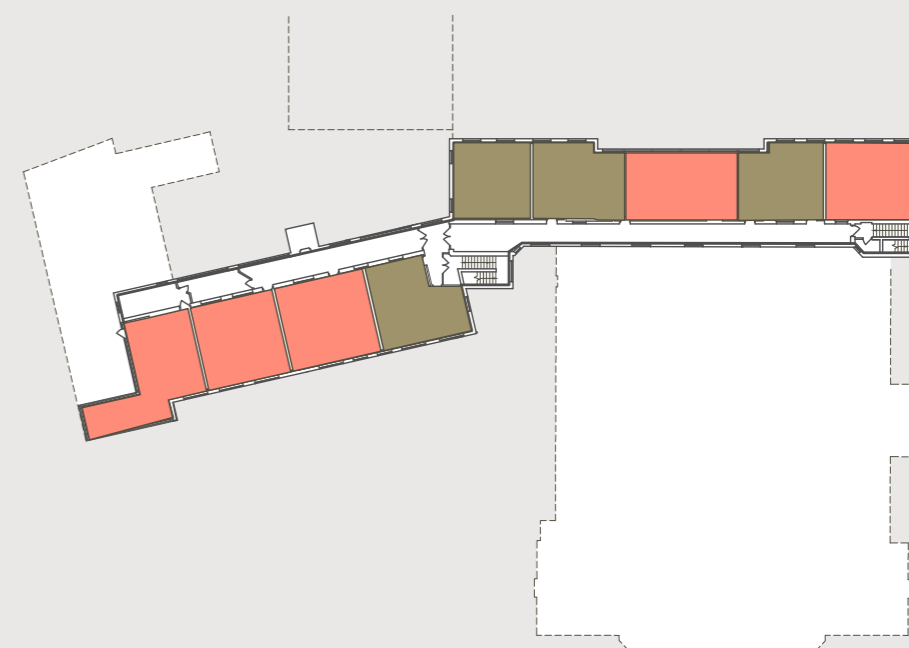
Ground Floor Level



1st Floor Level



2nd Floor Level



Level	Gross Floor Area	
	Sq M	Sq Ft
B	1,058	11,388
G	2,090	22,497
1	948	10,204
2	732	7,879
Total	4,828	51,968

PROPOSED ADDITIONAL RESIDENTIAL BLOCK B

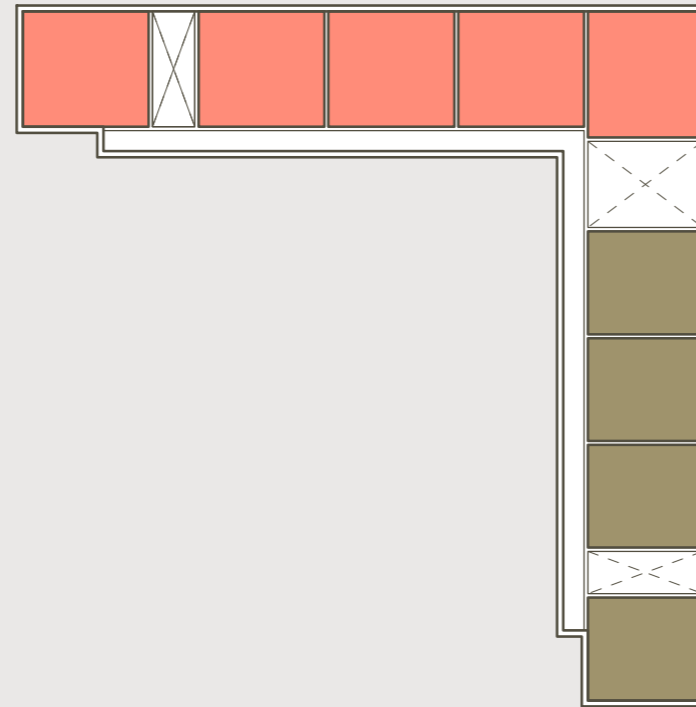
TOTAL AREA SIZE

23,121 sq ft
(2,148 sq m)

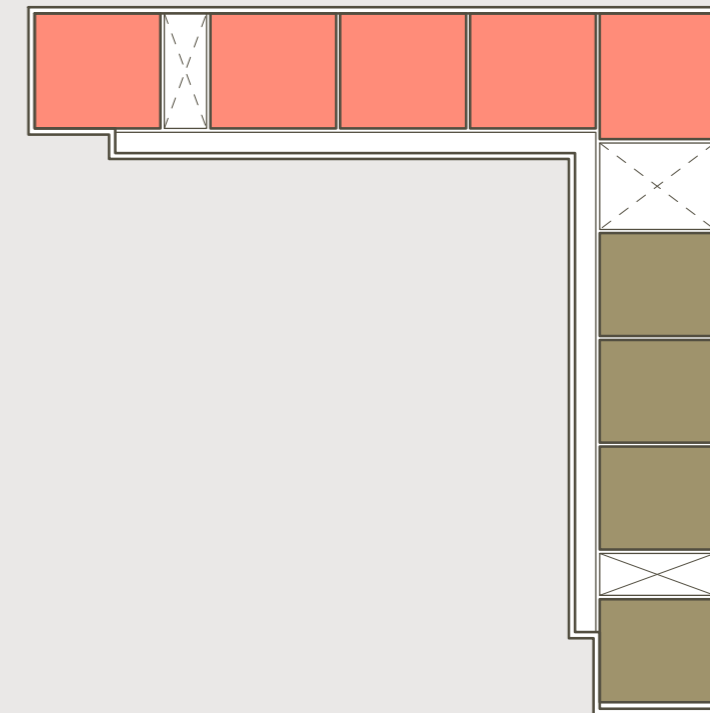
- 1 Bed
- 2 Bed
- 3 Bed

Level	Gross Floor Area	
	Sq M	Sq Ft
G	716	7,707
1	716	7,707
2	716	7,707
Total	2,148	23,121

Ground Floor Level



1st & 2nd Floor Levels



→ Proposed Arrangement - Isometric View from South | Credit: Brock Carmichael Architects



PROPOSED ADDITIONAL RESIDENTIAL BLOCK C

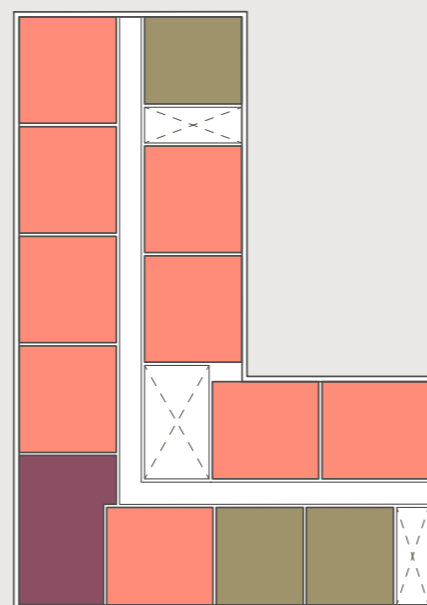
TOTAL AREA SIZE

38,944 sq ft
(3,618 sq m)

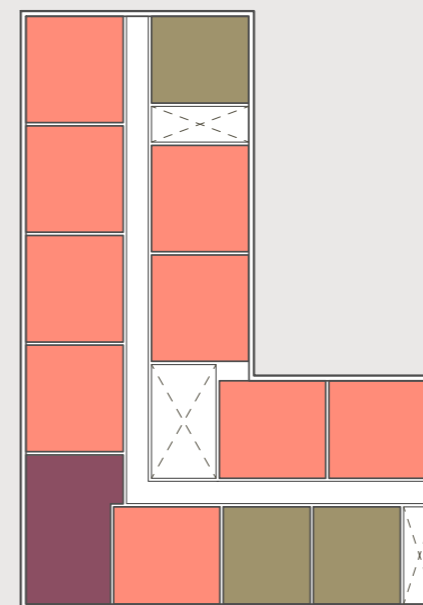
- 1 Bed
- 2 Bed
- 3 Bed

Level	Gross Floor Area	
	Sq M	Sq Ft
G	1,025	11,033
1	1,025	11,033
2	1,025	11,033
3	543	5,845
Total	3,618	38,944

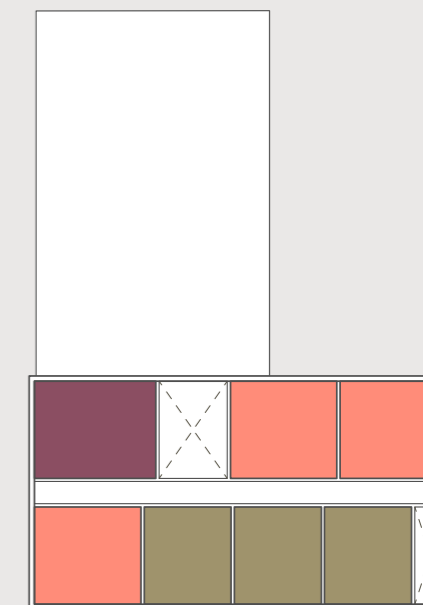
Ground Floor Level



1st & 2nd Floor Levels



3rd Floor Level



→ Proposed Arrangement - Isometric View from North | Credit: Brock Carmichael Architects



RESIDENTIAL FEASIBILITY

This prominent site offers a rare opportunity for developers to deliver a high-quality residential scheme within an established and well-connected location.

Subject to securing the necessary consents, the site offers capacity for a blend of one, two, and three-bedroom apartments supported by landscaped amenity spaces and high-quality public realm. Its large footprint, strategic setting, and heritage character combine to create a highly attractive proposition for developers seeking a deliverable, high-impact residential scheme in a growing Cheshire town.

→ Perspective Towards Listed Building | Credit: Brock Carmichael Architects



Verdin Exchange / Feasibility Site Area 15,668 sq m 1.57Ha 3.87 Acre

Existing Listed Building **Block A**

Level	Gross Floor Area	Apartments							Plant / Amenity	Net Floor Area	
		Sq M	1 Bed (50 Sqm)	2 Bed (61 Sqm)	3 Bed (74 Sqm)	Total	Sq M	m2			m2
B	1,058	6	300	4	244	1	74	11	618	200	618
G	2,090	14	700	8	488	0	0	22	1188	300	1,488
1	948	9	450	5	305	1	74	15	829		829
2	732	4		5	305	0	0	9	305		305
Total	4,828	33	1,650	22	1,342	2	148	57	3,140	500	3,440

Block B

Level	Gross Floor Area	Apartments							Plant / Amenity	Net Floor Area	
		Sq M	1 Bed (50 Sqm)	2 Bed (61 Sqm)	3 Bed (74 Sqm)	Total	Sq M	m2			m2
G	716	1	0	4	244	0	0	5	244	204	244
1	716	4	0	5	305	0	74	9	379		379
2	716	4	0	5	305	0	74	9	379		379
Total	2,148	9	0	14	854	0	148	23	1,002	204	1,002

Block C

Level	Gross Floor Area	Apartments							Plant / Amenity	Net Floor Area	
		Sq M	1 Bed (50 Sqm)	2 Bed (61 Sqm)	3 Bed (74 Sqm)	Total	Sq M	m2			m2
G	1,025	2		6	366	1	74	9	440	236	440
1	1,025	3	50	9	549	1	74	13	673		673
2	1,025	3	50	9	549	1	74	13	673		673
3	543	3		4	244	0	0	7	244		244
Total	3,618	11	100	28	1,708	3	222	42	2,030	236	2,030

Total

Level	Gross Floor Area	Apartments							Plant / Amenity	Net Floor Area	
		Sq M	1 Bed (50 Sqm)	2 Bed (61 Sqm)	3 Bed (74 Sqm)	Total	Sq M	m2			m2
B	1,058	6	300	4	244	1	74	11	618	200	618
G	3,831	17	850	18	1,098	1	74	36	2,022	740	2,172
1	2,689	16	800	19	1,159	2	148	37	2,107		1,881
2	2,473	11	550	19	1,159	1	74	31	1,783		1,357
3	543	3	150	4	244	0	0	7	394		244
Total	10,594	53	2,650	64	3,904	5	370	122	6,924	940	6,272

→ Perspective A | Credit: Brock Carmichael Architects



FURTHER INFORMATION

Disposal Process

This site is available on a freehold basis, and our client has a strong preference for unconditional offers.

Title detail

The premises are held under absolute Freehold titles:

- CH564452
- CH422809
- CH433809

VAT

The property is elected for VAT and as such, VAT will be charged on the purchase price, at the appropriate rate.

Legal costs

Each party to bear their own legal costs incurred in the transaction.

EPC

Available upon request.

Viewings

Viewings of the site is available by roadside inspection at any time. On site access to the site can be arranged by prior notice through the sole agents at CBRE.

Anti- Money Laundering

CBRE are required to obtain evidence of the identity and proof of address of potential buyers as part of mandatory anti-money laundering checks.

CONTACT

For further technical information please contact the sole agents at CBRE.

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CBRE

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