



Bradfield Green Development Opportunity



# Bradfield Green 149 Acres



- The owners of the land are elderly farmers who only wish to sell, due their age and circumstances they have no wish for JV or to be land banked.
- The Site is strategic, is non green belt
- 60 acres runs along the North of Moss Lane to the South side runs a green boundary to the Leighton Hospital Development.
- A development of 7 new build homes has recently been completed behind the Coach and Horses pub.
- Bovis, Bellway have completed a site at the opposite end of Moss Lane.
- 70 Acres on the opposite side of the A530 Middlewich Road

# About Bradfield Green

- Welcome to Bradfield Green an attractive small village just 2 miles north of Crewe, and close proximity to the market towns of Winsford, Middlewich, Northwich and Sandbach.
- Crewe is at the heart of the so-called “Northern Gateway Development Zone”, a strategic initiative to capitalise on the proposed investment in HS2, which will include the building of a hub station alongside the existing station and a rolling stock depot north of the town.
- The project is being led by the Constellation Partnership, a body made up of seven local authorities and two local Enterprise Partnerships, who are working alongside of HS2 Ltd. The Government to maximise the opportunities offered by the delivery of urban extensions, and the creation of new “garden villages”, In order to support this growth agenda, a range of more localised infrastructure projects will be needed.
- It is considered that the growth of Crewe will be a key Northern Powerhouse project, and possibly the biggest outside of the major cities.

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Bradfield Green is situated close to Leighton Hospital, Plans approved to increase the hospital to four times its size.



\* Bentley Motors have committed to produce a new range of electric SUV vehicles.



\*Crewe has launched plans for a new Science Park.



- **Why Bradfield Green?**

- Bradfield Green is uniquely placed to support the delivery of a new Garden Village.
- Located around a ten minute drive from the proposed HS2 hub station, the new high speed railway will put London within an hour of Crewe In addition Manchester the capital of the North will be around twenty minutes away, a range of other regional and national rail connections are available at Crewe Station and also Winsford Station, which is just a five minute drive.
- The proposed investment in the local highways network will also put Bradfield Green within ten minutes of the M6 motorway.