

# Development

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Seeking expressions of interest by 7th January 2010

## On Instruction of Halton Borough Council

HBC Field, Widnes – Strategic Rail-Linked Logistics Site

18.7 hectares (46.3 acres)

Selection of Strategic Development Partner



- Prominent greenfield site, forming part of the 3MG Masterplan
- To provide up to 1 million sq ft of rail served warehousing
- Existing, fully operational intermodal terminal
- Existing rail links to West Coast Main Line
- Strategic links to A5300, A562, M56 and M62

### Savills Birmingham

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# Halton Borough Council wish to appoint a Development Partner to deliver HBC Field as a large scale, rail linked distribution facility in an established and successful logistics location.

## Location

HBC Field is strategically located for distribution:

- Direct connections to UK motorway network
- Direct access to the West Coast Main Line
- Daily rail links to deep sea ports
- Only a few miles from the Port of Liverpool
- Two international airports on the doorstep

The site is visible from the WCML, A562 and A5300. Access will be directly from the A5300.



## Description

This is an outstanding opportunity to develop a distribution facility in an already established and successful location.

The greenfield site forms part of the wider 3MG Masterplan. Please refer to the 3MG website for further details: [www.3-mg.co.uk](http://www.3-mg.co.uk)

The Council's vision is to create a rail freight facility which promotes further expansion of the existing intermodal terminal and unlocks the full economic potential of the area.

The existing intermodal freight terminal is owned by the Stobart Group.

## Site Area

Net Developable Area: 18.7 hectares (46.3 acre).

## Ownership

Halton Borough Council own the freehold of the larger area.

## Planning

HBC Field is allocated in the Halton Borough Council UDP (2005) as a "Regional Investment Site". The site is to provide up to 1 million sq ft of rail-linked warehousing, forming part of 3MG.

Planning permission has been granted for new road access to the site directly from the A5300 and A562 over the WCML.

Planning permission has also been granted for the provision of four new sidings. Alternatively the site could be served by a spur from the existing sidings, subject to permission.

## Local Authority

Halton Borough Council, Municipal Building, Kingsway, Widnes, Cheshire, WA8 7QF

## Grant Funding

Financial assistance in the form of grant funding may be available for the development of high quality accommodation. Any grant funding will be pursuant to the Regional Investment Aid Scheme for Speculative and Bespoke Developments.

## Services

All utilities are available.



## Appointment of a Development Partner

The Council are seeking to appoint a Development Partner who will be responsible for:

- 1/ securing planning permission
- 2/ the finance and construction of the road access, rail sidings, and rail connection
- 3/ the design of the rail sidings and connection
- 4/ securing occupiers
- 5/ delivering the wider regeneration objectives of the Council

The Partner may be a developer, logistics company or occupier.

## Stage 1 - Expressions of Interest

Expressions of interest should be sent to Barry Allen at Savills (121 Innovation Court, Birmingham, B3 2HJ), by 12 noon on Thursday 7th January 2010 and be marked "HBC Field – Expression of Interest" and should include the following information:

### Corporate

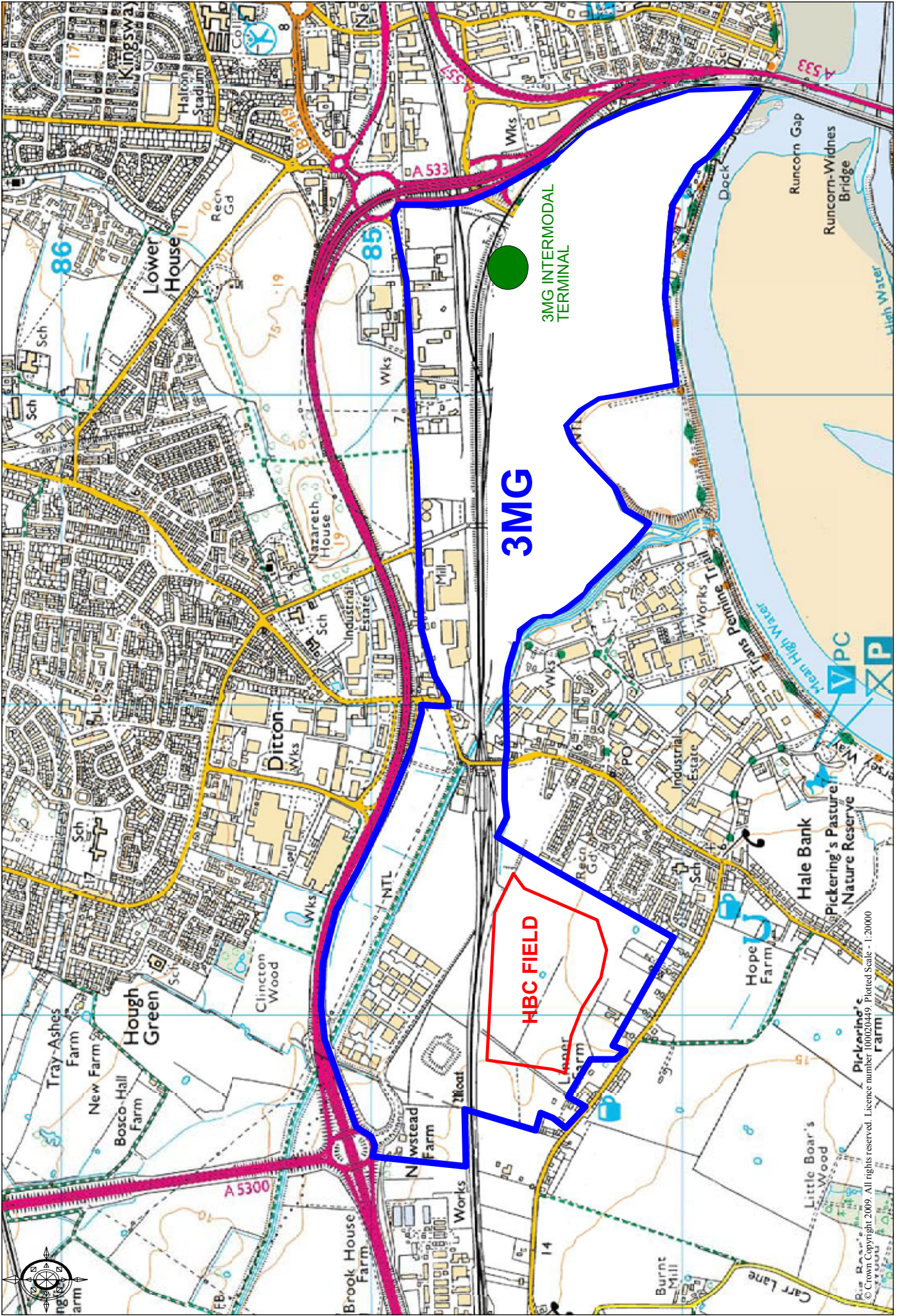
- Company name and structure
- Key personnel to be involved
- Financial details of company
- Anticipated funding sources
- Confirmation of Board approval

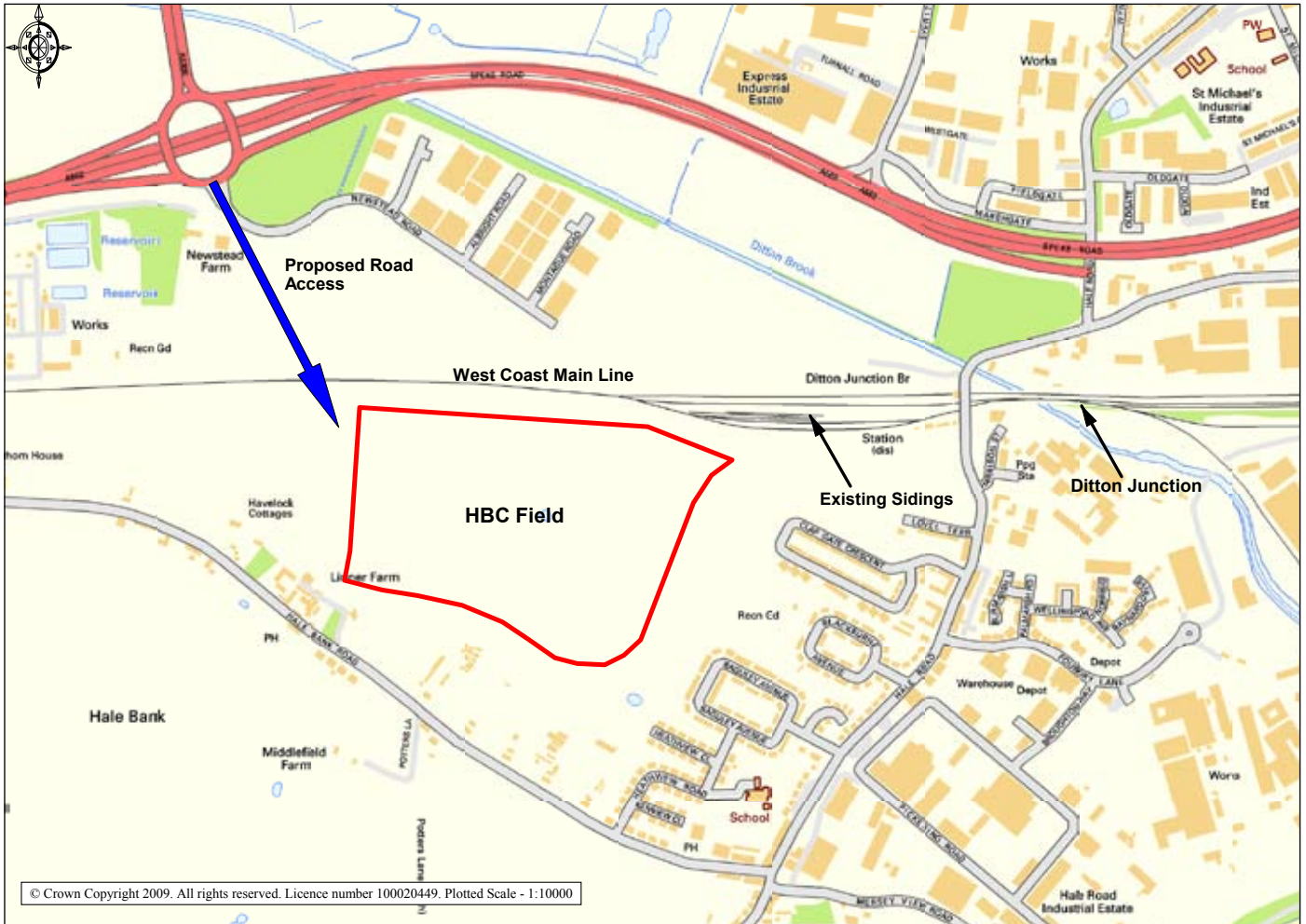
### Experience and Expertise

- Track-record in delivering major sites including the procurement of infrastructure (highways, rail, services)
- Track-record in attracting major occupiers and investors
- Experience in developing B8 distribution sites and facilities
- Experience with rail-linked sites
- Approach to sustainability

## Stage 2 – Shortlisting of Developers

Potential partners will be shortlisted in mid-January, provided with further documentation and invited to submit formal proposals by 1st March 2010.





## Important Notice

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