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Cheshire West
and Chester

Cheshire West and Chester Property Review 2026



**CHESHIRE
CENTRAL**

Welcome

Kathy McArdle

Executive Director of Place and Growth
Cheshire West and Chester Council

Agenda

Property Review Overview – Vince Sandwell
Regeneration Update – Hayley Owen
Combined Authority Update - Nick Walkley
Panel Q&A
Close & Networking

Property Review

Vince Sandwell
BE Group



CHESHIRE WEST AND CHESTER PROPERTY REVIEW 2026

Economy · Offices · Industrial · Investment
Retail & Leisure · Residential

Research: BE Group · Cheshire West and Chester Council



📷 Chester City Centre



📷 Cheshire Oaks



📷 Ellesmere Port

ECONOMY

£14.2bn

GVA

— 4th largest economy in the North West

£2.5bn

Manufacturing

GVA — 2nd highest in North West

+195

Net new

businesses in 2025, 3× the level of 2024

2.6%

Unemployment,

well below NW (3.6%) and UK (3.8%)

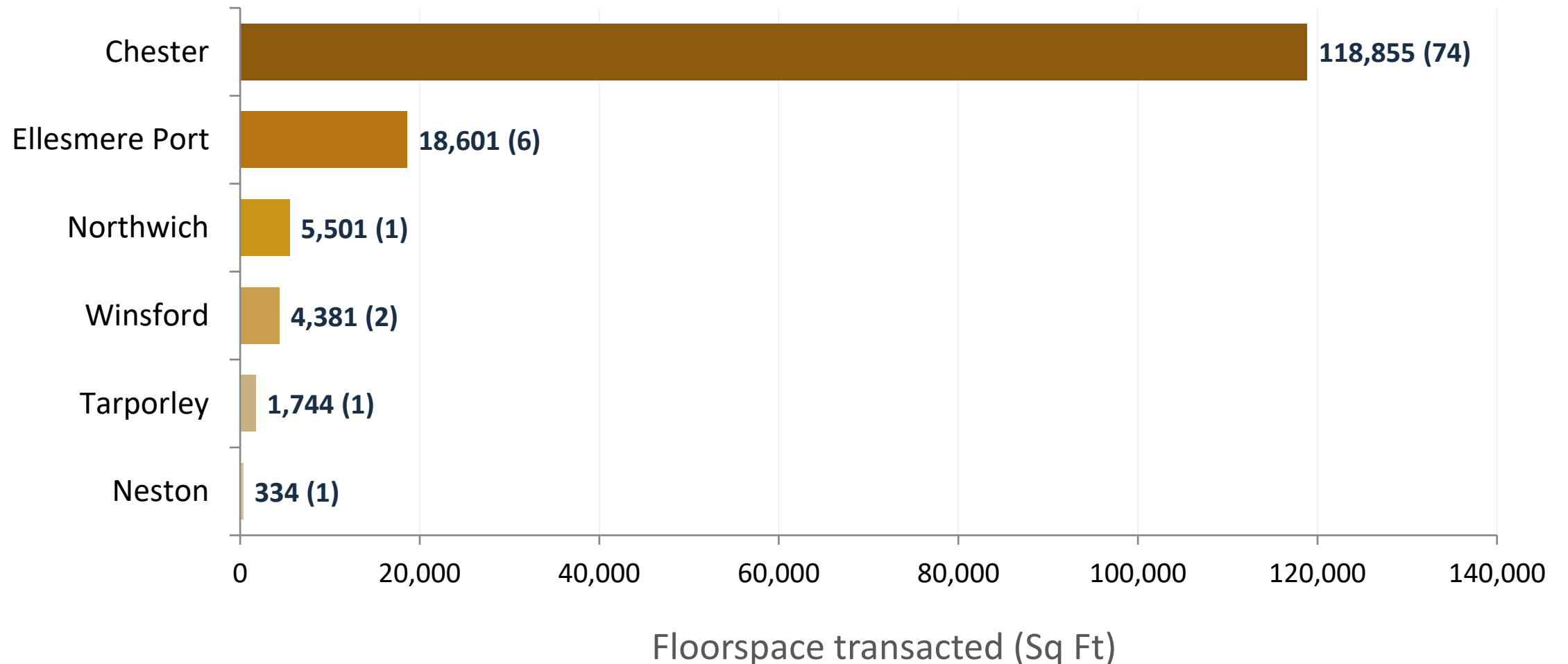
Professional & Technical: CWAC's largest sector with 2,775 firms making up 17% of all businesses. This figure grew by 40 firms last year.

Visitor Economy: £2.48 billion in value, up 10% in a single year. The sector supports 22,441 jobs across the borough.

Digital Infrastructure: 87% full fibre coverage which is well above national average of 70%. 5G now rolling out in Chester.

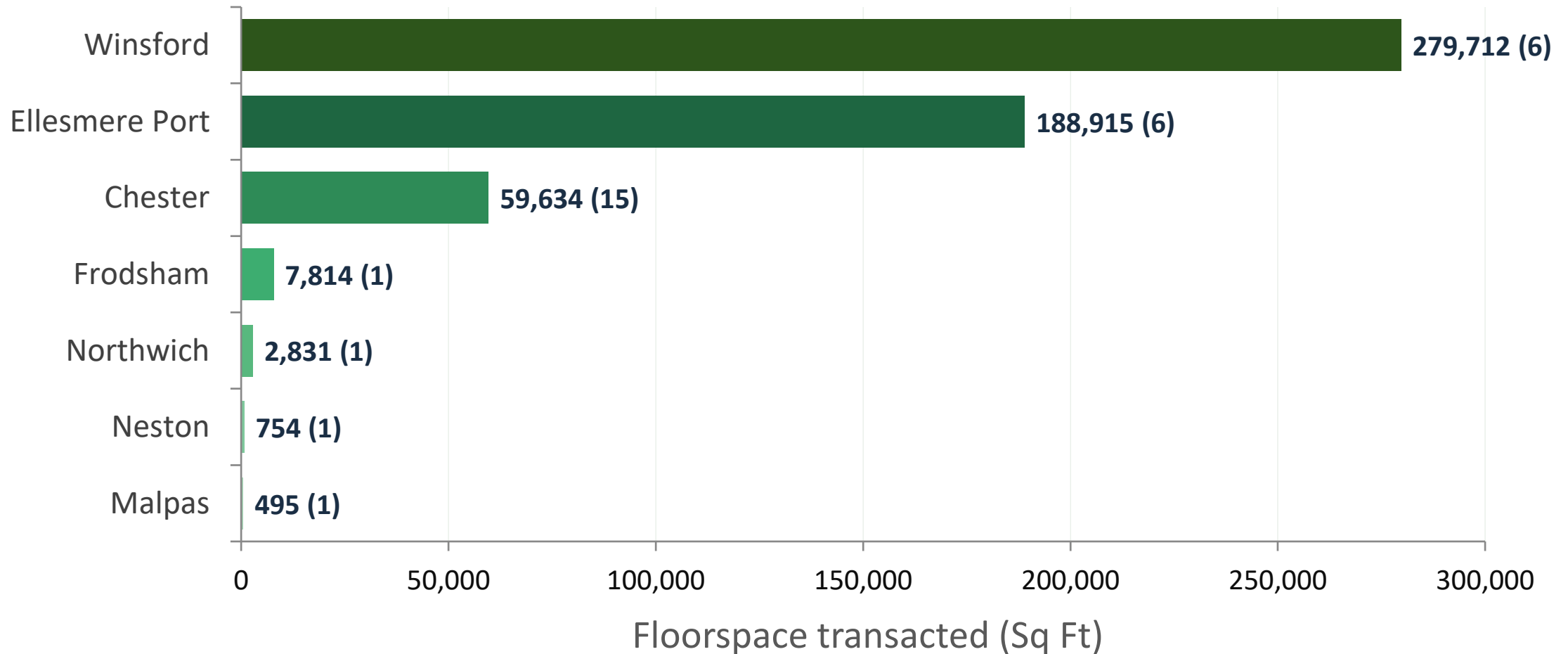
OFFICE DEALS

149,416 sq ft transacted across **85** deals · +32% on 2024



INDUSTRIAL DEALS

540,160 sq ft transacted across **31** deals · in line with long-term avg



INVESTMENT DEALS

11

Investment
transactions recorded

~£30M

Total disclosed
investment **spend**

7 – 8%

Industrial **yields**
(stable, healthy)

Sector	Deals	Investment (£M)
Industrial	6	28.42
Retail	2	0.65
Other	2	0.49
Office	1	0.48
TOTAL	11	~30.0

RETAIL

Chester City Centre



Cheshire Oaks 30th



Winsford Regen



Ellesmere Port



LEISURE

Chester Zoo



📷 Heart of Africa habitat opened
51 lodges at The Reserve

Padel Tennis



📷 Ignite Padel at Vortex, Ellesmere Port

Ibis Styles Hotel



📷 144-bed hotel consented
Former Mecca Bingo, Chester

Markets



📷 Northwich — new indoor market at Barons Quay
Winsford Market — £1M investment
Ellesmere Port Market refurbishment underway

Awards



📷 Chester Market — 3rd birthday · 7M+ visitors · national benchmark
Rooftop Social Club — Northern Design Award 2025
Carden Park Hotel — new lodges added

RESIDENTIAL

4,499

Properties sold in
2025

£267,000

Average house price
(above £214,000 NW
average)

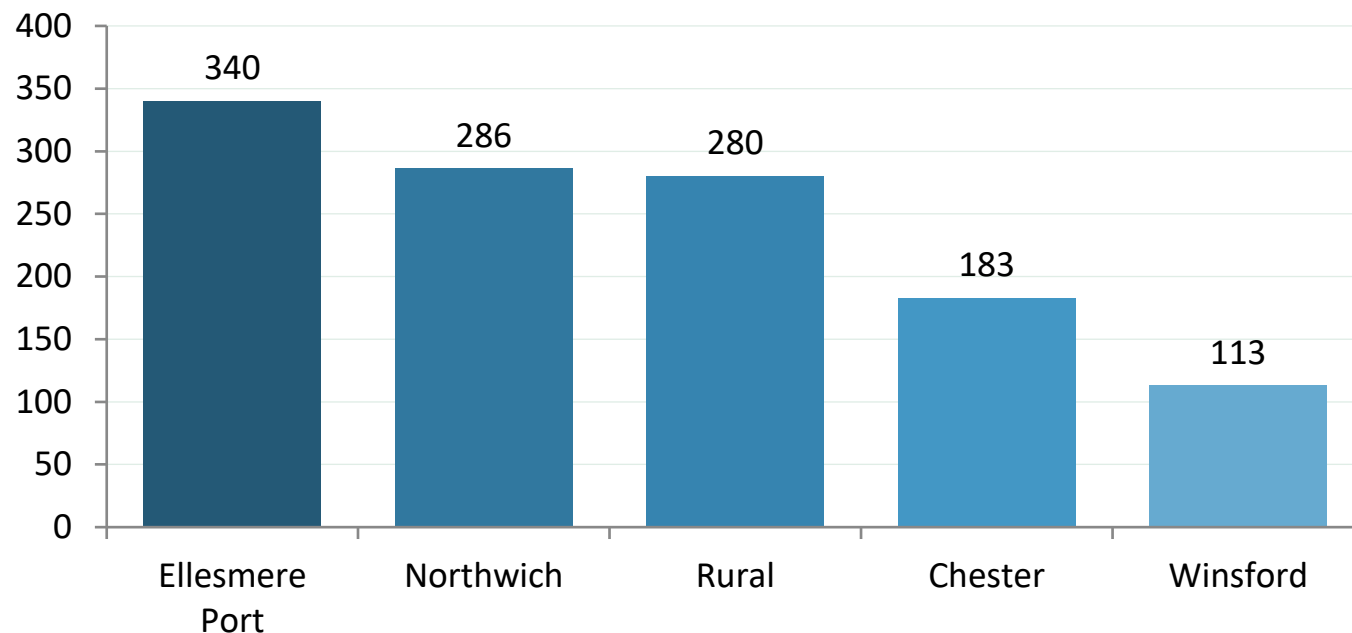
1,202

Net new homes
completed
(target: 1,100)

29%

Of completions were
affordable housing

Net Completions by Area 2024/25



Major pipeline:

Kings Moat Garden Village — 722 done, 1,269 total

Chester Northgate — ~400 city centre homes

Winsford Station Quarter — 1,100 homes

Ellesmere Port town centre — 180+ homes
(£13M Levelling Up)

Peel Hall, Weaver Square, Winnington Place
ongoing

CHESHIRE WEST & CHESTER 2025 · IN SUMMARY

£14.2bn

Economy GVA
4th largest in the North
West

85

Office deals
150k sq ft · Chester
dominant

31

Industrial deals
540k sq ft transacted 2025

£30M

Investment spend
11 transactions

47

Retail deals
75k sq ft

1,202

New homes built
4,499 sales · Above target

Regeneration Update

Hayley Owen
Head of Economic Growth
Cheshire West and Chester Council



Chester



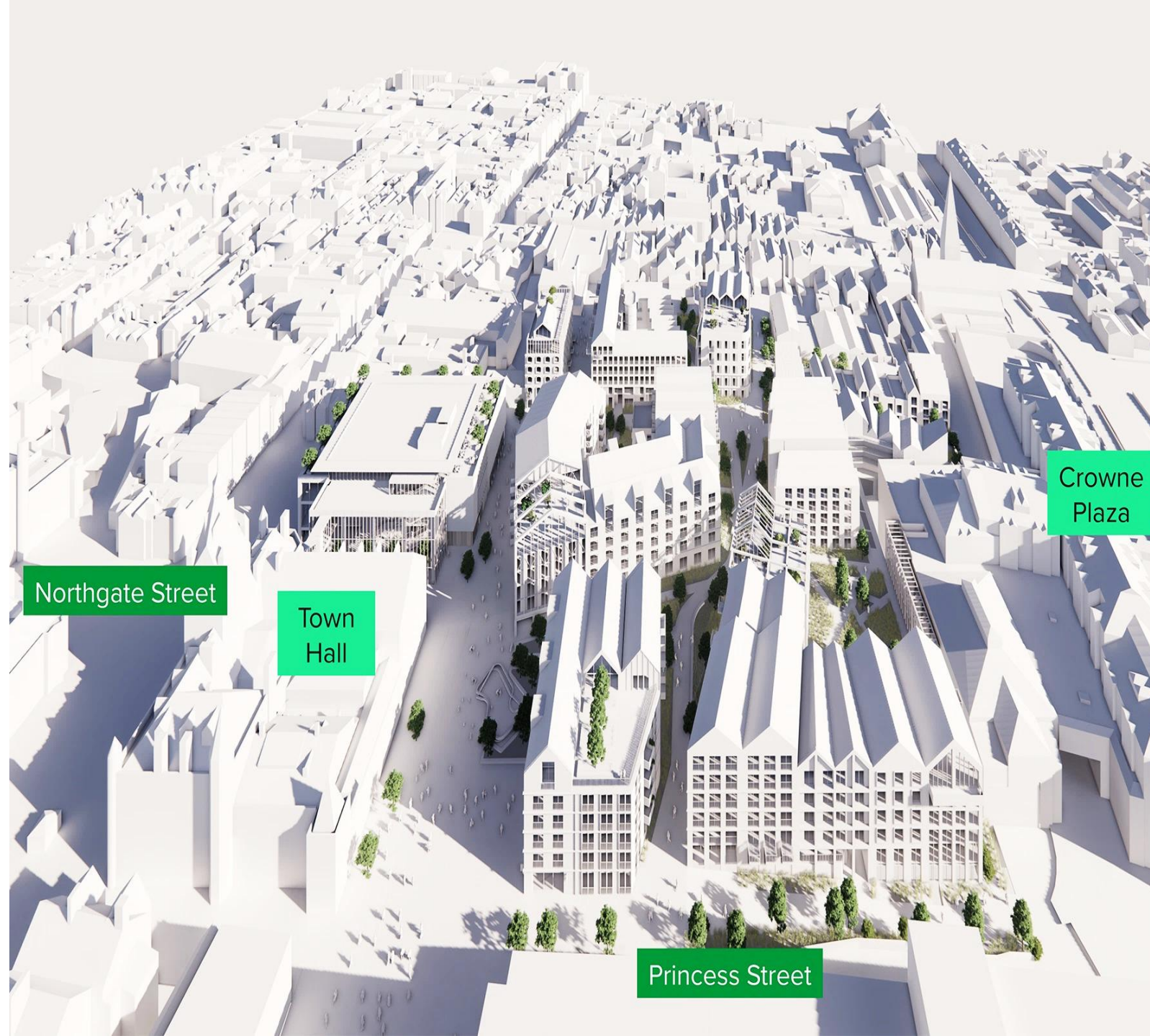
Chester Northgate 1

- Award-winning Market with 30 stalls and over 9 million visits since opening
- Popina Wine Bar now open
- Six screen Picturehouse Cinema
- Multi-storey car park, with increasing usage
- Exchange Square event space.



Chester Northgate 2

- Regeneration of Forum Shopping Centre, Gateway Theatre and Hamilton Place
- Appointed ION preferred development partner July 25
- Creating a new residential community of 400+ homes
- First public engagement events during May and showcased at REiiF
- Pre-planning consultation expected this autumn.



Cheshire Archives & City Gateway

- New Cheshire Archives Centres under construction set to open early 2027 in Hoole
- City Gateway centred around Chester Rail Station and vicinity
- Aims to deliver improved station experience, public realm, active travel, new housing and new Ibis hotel.



ILLUSTRATIVE
MASTERPLAN



Chester City Centre

- Harrods' H Beauty now open, plus other new retailers incl. Lucy & Yak, Rodd & Gunn
- Rebrand of Eastgate Square and Mango coming soon
- Northgate Arena refurbishment – opened May 2026
- IKEA now open on Greyhound Retail Park
- Rudy's Pizzeria open in former Carluccio's unit
- New 5G coverage for city centre.



Chester City Centre

- Three schemes recently submitted to Planning:
- Pure Residential and Commercial has plans to replace Kirkton House, 4a, and 4b on Hunter Street with a five-storey apartment block with 19 flats and detached four-storey house.
- Habiko plans to build 342 affordable flats in two blocks, eight and ten storeys at City Place
- Former Quicks garage on Lower Bridge St. has plans for a multi-storey car park and six townhouses on Duke St.



Proposed Quicks / Proposed Residential



Ellesmere Port

Origin
Ellesmere
Port

Ellesmere Port Town Centre

- £13 million transformation
- Refurbished market, event space, public realm and active travel investment opening summer 2026
- Sites cleared including former Council offices on Civic Way
- Ambition for over 182 new low-carbon homes
- Town Centre Masterplan now refreshed to guide future investment.



Origin

Ellesmere Port

- Leading the UK's green industrial revolution – Protos, HyNet
- Scale and capacity to become a global leader in energy technology
- One of the world's first Net Zero Carbon Industrial clusters
- A blueprint to unlock £2bn of investment and 30,000 jobs.





Winsford

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Cheshire Central

- New business partnership launched covering Winsford, Northwich, Middlewich and the surrounding area
- Across town centres, industrial sites, villages and rural locations.
- Wide variety of businesses from tech to advanced manufacturing specialisms in defence, instrument engineering, packaging and plastics. Alongside IT, engineering and professional services.



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Winsford Town Centre

- Phase 1 £21m town centre investment - Costa and B&M anchors
- Refurbished public realm and car parking
- Completed summer 2025 – 10% increase in footfall compared with pre-Covid
- Phase 2 – refurbished Winsford Cross Shopping Centre and market



Winsford Gateway & Ind. Estate

- Further expansion of Winsford Gateway with Rula Developments
- Over 217,000sqft. delivered to date with potential for further 317,000 sqft.
- Winsford Industrial Estate expansion via Bostock Estates
- A 15.5 acre (6.3 ha) site with outline planning permission for two 107,600 sqft. units



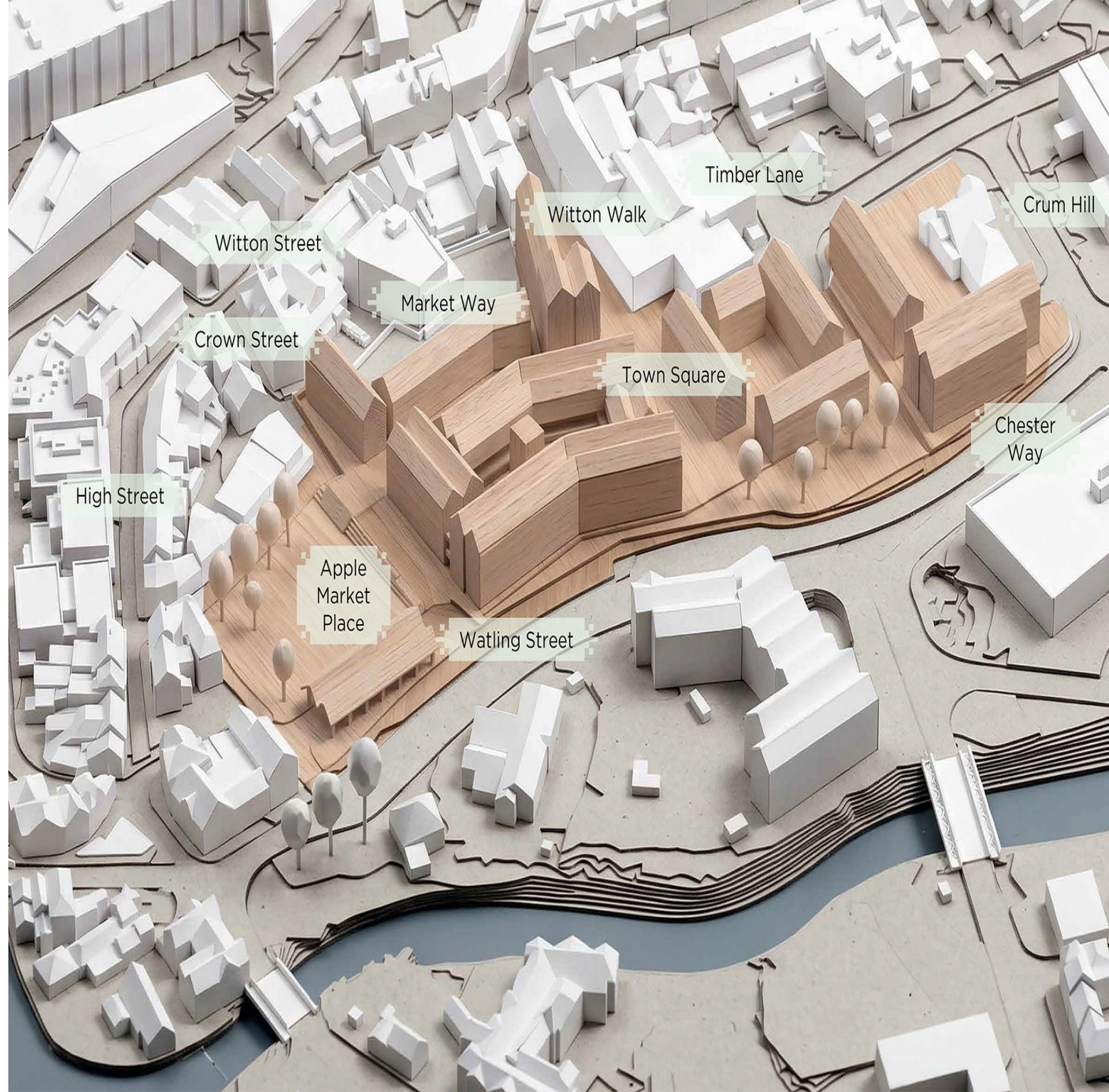


Northwich

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Northwich Weaver Square

- Regeneration of town centre with new and affordable living
- Delivering c200 new homes with public realm and civic space
- Appointed ION preferred development partner July 25
- First public engagement events during May and showcased at REiiF
- Pre-planning consultation expected early 2027.



Northwich

- Relocating Market to Barons Quay Shopping Centre from Weaver Square - opening summer 2026
- Refurbishment of iconic Northwich Library – into new Library, Community space and Employment & Skills hub
- Plans submitted for 18,000 sqft. M&S Food store
- Stoford plans for 1.2msqft. of new units at Gadbrook Park.





Housing Development

Rising to the housing challenge

- 1,202 net new homes were completed across the borough April 2024-25, with almost 30% delivered as affordable housing
- Exceeded current local plan annual target of 1,100 new homes
- Proactively reviewing surplus assets to bring forward housing development opportunities including specialist accommodation
- Keen to engage with developers to review sites they are considering for housing.





Visitor Economy

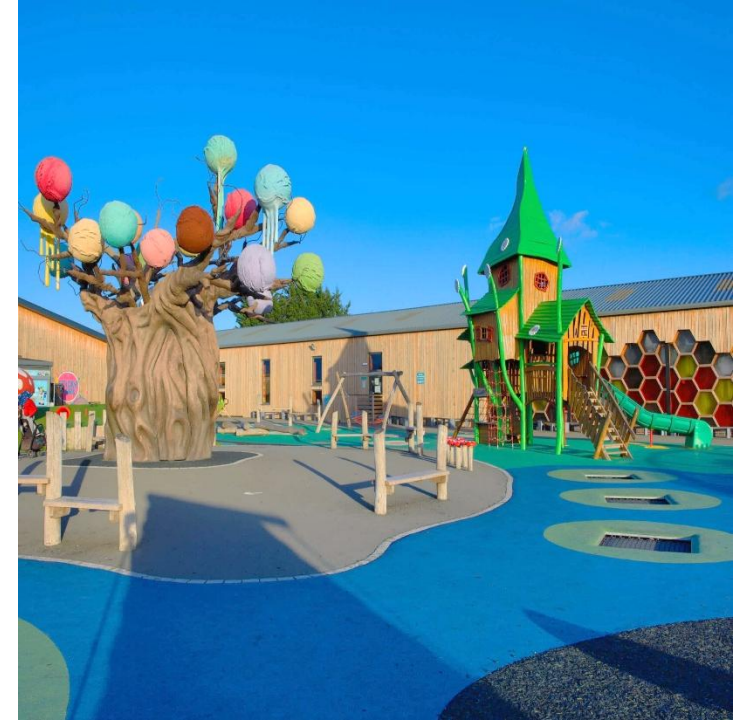
Visitor Economy

- Worth over £2.5bn to the borough
- Chester Cathedral – Project Discovery
- Chester Race Company – new Facilities Hub and hospitality building
- Chester Zoo Reserve now open
- Ibis Styles hotel planned for former Mecca Bingo site.



Visitor Economy

- Recent anniversaries:
- 30 years - Cheshire Oaks and over 570m visitors
- 40 years - Cheshire Ice Cream Farm
- 50 years – National Waterways Museum
- New luxury suites and football pitch at Carden Park
- 6th Deva Fest taking place 6-9 August at Cholmondeley Castle.



Thank you

Contact us:
business@cheshirewestandchester.gov.uk



**Cheshire &
Warrington**
Combined Authority

Combined Authority Update

Nick Walkley

Interim CEO

Cheshire and Warrington Combined Authority

Panel Q&A

Chair

Andy Farrall – Chester One City Plan – Making Group Chair

Julian Cobley – Cheshire Central Board

Nick Walkley – Interim CEO, C&W Combined Authority

Steve Parry – ION Developments

Vince Sandwell – BE Group

Kenny Murray – Cheshire Oaks

Gemma Wood – Weaver Vale Housing Trust

Shannon Conway – Picture This Place

Will Sadler – Legat Owen

Thank you for attending

Contact us:

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