

SAVILLS DEVELOPMENT 2025 DEALS

Savills Northern Development team transacted 31 deals in 2025. In total, this will deliver over 3,000 dwellings and has generated £179 million of land value for our clients.

Unlocking the best value at every stage of your development lifecycle.



FORMER BIRKDALE SCHOOL

Date	Q4 2025
Location	Southport, Preston
Price	Confidential
Existing use	Former Grade II Listed School
Size	9.67 acres
Summary	Unconditional disposal on behalf of administrators.



LAND AT WARRINGTON ROAD

Date	Q4 2025
Location	Warrington, Cheshire
Price	Confidential
Existing use	Grazing land
Size	17.98 acres
Summary	Prime residential disposal on an unconditional basis with planning permission for 174 dwellings.



LAND AT HALE GATE ROAD

Date	Q2 2025
Location	Widnes, Cheshire
Price	Confidential
Existing use	Agricultural land
Size	58.9 acres
Summary	Unconditional disposal of land with planning permission for 500 residential dwellings.



THE LAWNS AND FERENS HALL

Date	Q3 2025
Location	Cottingham
Price	£2,600,000
Existing use	Student halls of residence campus
Summary	Sold to an experienced property investor and developer, MCR Group, on an unconditional basis. They intend to continue existing student accommodation and explore further development opportunities.



HARKNESS DRIVE

Date	Q4 2025
Location	Leeming Bar
Price	£3,200,000
Existing use	Agricultural land
Size	3.31 hectares (81.9 acres)
Summary	On behalf of Crossways Commercial, sold the land for 100 affordable houses to Broadacres Housing Association, to be built by Keepmoat Homes.



BARLEYFIELD & ASHBANK

Date	Q4 2025
Location	Shipton Road, York
Price	£2,250,000
Existing use	Residential apartments
Size	0.53 hectares (1.31 acres)
Summary	Sold on behalf of Anchor Hanover Group, this was an unconditional sale for C. 10 Houses.

NORTH DEVELOPMENT



WINDSOR HOUSE

Date	Q4 2025
Location	Harrogate
Price	£10,600,000
Existing use	Multi-let office
Summary	Sold to property investor and developer, MCR Group. They intend to continue the existing multi-let office use in the short and medium term, with scope to convert to residential in the future.



LAND AT SUNDERLAND ROAD

Date	Q4 2025
Location	Easington Village, SR8 3AT
Price	£1,535,000
Existing use	Scrub land
Size	2 hectares (5 acres)
Summary	Site on a subject-to-planning basis to a developer who will deliver 56 affordable homes on behalf of a Regional Registered provider.



SHOP 7, NORTH FARM ROAD

Date	Q1 2025
Location	Hebburn, South Tyneside, NE31 1LX
Price	£300,000
Existing use	Industrial
Size	1.69 hectares (4.18 acres)
Summary	Site was sold unconditionally to a regional commercial investor who sought to refurbish the building to let it to local occupiers.



WARRINGTON BUSINESS PARK

Date	Q1 2025
Location	Warrington, Cheshire
Price	£1,500,000
Existing use	Business park
Size	5.70 acres
Summary	Unconditional off-market disposal of an existing business park for residential redevelopment.



LAND AT LYME GREEN

Date	Q2 2025
Location	Macclesfield, Cheshire
Price	£2,960,000
Existing use	Agricultural land
Size	3.95 acres
Summary	Conditional disposal of an allocated site on behalf of a charity client.



LAND AT HARESHILL ROAD NORTH

Date	Q3 2025
Location	South Heywood, Oldham
Price	Confidential
Existing use	Grazing land
Size	20 acres
Summary	Unconditional disposal for Russell Homes as part of the third phase of a 1,000-unit masterplan.



SMITHY WOOD LANE

Date	Q1 2025
Location	Dodworth, Barnsley
Price	£4,721,175
Existing use	Agricultural land
Size	5.58 hectares (13.79 acres)
Summary	Sold on behalf of a private family, land for 179 homes to be developed by Avant Homes.



THE RETREAT

Date	Q1 2025
Location	York
Price	£7,500,000
Existing use	Hospital
Size	11.86 hectares (29.31 acres)
Summary	The Heslington Road Estate comprises the original buildings and grounds of the retreat.



LIDL, PARSONAGE STREET

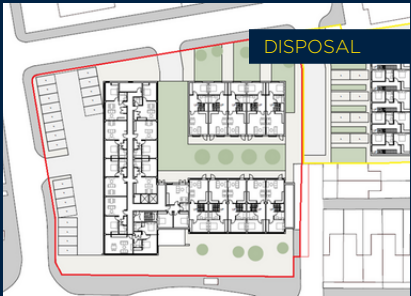
Date	Q4 2025
Location	Macclesfield, Cheshire
Price	£2,325,000
Existing use	Mixed use land
Size	17.98 acres
Summary	Sold to a care operator with planning consent for a 74-bedroom care home (use class C2) with associated parking and landscaping.

NORTH DEVELOPMENT



SANDPIPER CLOSE

Date	Q2 2025
Location	Whitby
Price	£12,412,000
Existing use	Agriculture
Size	7.65 hectares (18.9 acres)
Summary	The site was sold to a regional house builder following the granting of planning permission.



SALE POINT

Date	Q1 2025
Location	Sale, Cheshire
Price	£5,475,000
Existing use	Office
Size	50,000 sq ft
Summary	Office to residential conversion. Converted into approximately 80 luxury one and two-bed apartments.



LITTLE MALTBY FARM

Date	Q1 2025
Location	Ingelby Barwick, Stockton on Tees
Price	£15,900,000
Existing use	Scrub land
Size	43.1 hectares (17.44 acres)
Summary	The site was sold to two national house builders on a subject-to-planning basis, for the delivery of 345 units. Savills was retained by the purchasers to assist with their planning application.



NORTHGATE PHASE 2

Date	Q1 2025
Location	Chester, Cheshire
Price	n/a
Existing use	Mixed use land
Size	6.67 acres
Summary	Commercial support to Cheshire West and Chester Council for the procurement of a development partner for mixed use site in the centre of Chester.



WEAVERS SQUARE

Date	Q1 2025
Location	Northwich, Cheshire
Price	n/a
Existing use	Mixed use land
Size	4.2 acres
Summary	Commercial support to Cheshire West and Chester Council for the procurement of a development partner for a regeneration site in the centre of Northwich.

SAVILLS NORTH DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.

As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.

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