

Former DIO Offices, Dairy House Lane, Cheadle Hulme, SK8 7NY

Vacant Office Buildings with Exceptional Redevelopment Potential

Former DIO Offices, Dairy House Lane

Executive Summary

JLL is delighted to present the opportunity to acquire vacant buildings with exceptional redevelopment potential located on the border of Handforth and Cheadle Hulme.

- Existing single storey office buildings (B1 Use Class) with redevelopment potential (subject to planning).
- Site area of c. 14.26 acres (c. 5.77 Ha).
- Situated in desirable commuter location in South Manchester.
- Compelling development potential for a range of alternative uses including residential and employment (subject to the necessary permissions).
- Close to local amenities such as Handforth Dean Retail Park, Manchester Airport and Handforth Train Station
- Freehold with Vacant Possession

Proposal

Unconditional offers are sought for the freehold interest subject to contract and exclusive of VAT.



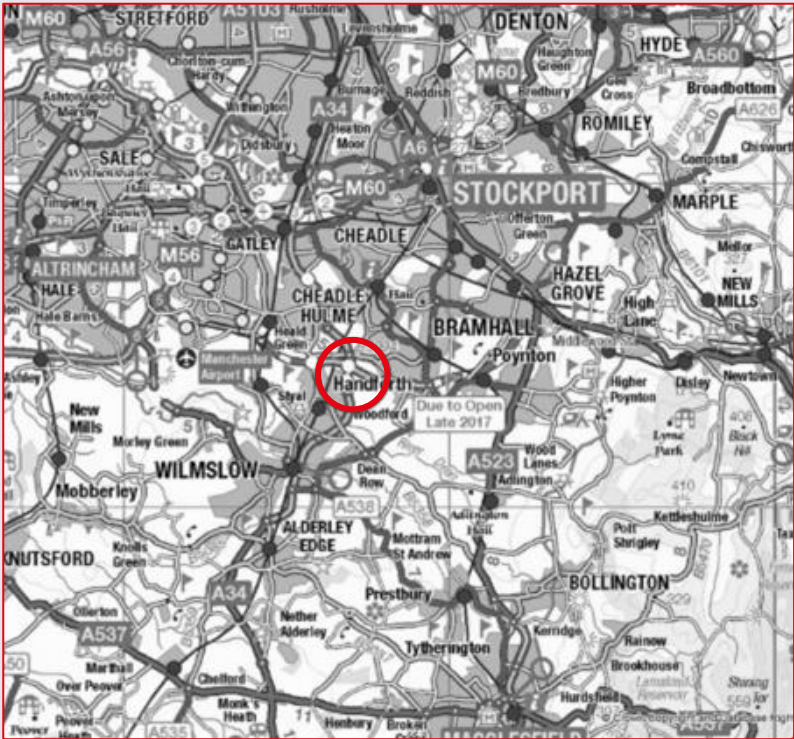
Outline for indicative purposes only

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Location

The site is highly accessible to the strategic highway network (A34 and A555). As part of the wider Garden Village proposals there is an opportunity to create a vehicular access from the roundabout off the A34 to the west. This roundabout serves Coppice Way, leading to Handforth Dean Retail Park opposite. There are slip roads to the north which lead to two dumbbell roundabouts connecting beneath the A34 and providing a secondary access to Handforth Dean. However, this junction does not provide direct access to the site at present.

The settlement of Handforth is located 3.5 km (2.2 miles) west from the site and is defined as a ‘key service centre’ in the adopted Cheshire East Local Plan Strategy. It includes a district centre, train station, primary schools, retail park, sports facilities, employment uses and extensive housing. The district centre contains approximately 70 retail units, restaurants, hot food takeaways, health centre and a library. The Handforth Dean Retail Park contains several large format retailers including a Tesco Extra, M&S, Boots and Next.



Connectivity

By Train from Handforth Station:

Destination	Journey Time
Stockport	8 mins
Manchester Piccadilly	23 mins
Manchester Airport	24 mins
Crewe	29 mins

By car from SK8 7NY:

Destination	Journey Time
Stockport	20 mins
Altrincham	25 mins
Macclesfield	20 mins
Manchester City Centre	35 mins
Warrington	40 mins

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Situation

The site lies in a strategic location at a gateway into Cheshire East Borough on the eastern side of Handforth. It borders to the north and east with the administrative boundary of Stockport Metropolitan Borough.

The site is broadly bordered by the A34 (Wilmslow-Handforth Bypass) to the west; the A555 (Manchester Airport Eastern Link Road) to the north, open farmland to the east and open countryside to the south. The surrounding residential areas, on the edge of Handforth and Bramall, are low density and suburban in character, with a mix of housing styles and ages (mainly 20th Century estates, with some older properties interspersed) and comprise a large proportion of detached, two storey, properties.

The character of the landscape directly adjacent to the site is more rural and agricultural in character with the limited road network taking on the character of country lanes with areas of reclaimed land and regenerating vegetation. However, the large Total Fitness building and its large carpark directly to the south of the site creates an anomaly within this rural landscape.

As outlined by the plan opposite the surrounding area is planned for a Garden Village, a 300-acre scheme which proposes the creation of 1,500 homes and around 245,000 sq ft of employment space. The subject site is an Existing and Allocated Employment Site. The proposed wider scheme features a primary and secondary school, sports facilities, 175 elderly care residential units, a village hall and space for self-build homes. The plans also contain 116 acres of open space and just under 30 acres of employment land.



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Property Description

The site contains a series of single storey buildings, originally intended for military use but now utilised as office space. The buildings are of low architectural value and do not recognise or contribute to the positive character of the area.

External areas are predominantly a mix of amenity grass and hardstanding associated with the operation of the office buildings.

The site has a gentle slope of 1:100 gradient from the south west corner to the north east, towards an open watercourse bordering the northern boundary.

Vegetation within the site is a mix of native and non-native well maintained trees and amenity grass. A playing field to the north of the site appears to contain field drainage with an outfall into the brook.

Bordering mature trees, located outside the site, overhang the perimeter and may be affected by any future development.



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Developable Area

A high-level masterplan has been undertaken and can be found in the data room. The tables below show the existing site areas and the potential areas for new development. These figures take into account the constraints identified from analysing baseline data. The extract diagram to the right shows an indicative zonal layout that considers identified site constraints.

Existing Site:

Zone	Area (Hectares)
Developed Area	3.3
Sports Field	0.35
Non-Developed Area	2.12
Total Site Area	5.77

Proposed Site:

Zone	Area (Hectares)
Development	4.0
Proposed Amenity area	0.35
Green Infrastructure	1.35
Total Site Area	5.7



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Permitted Development Rights

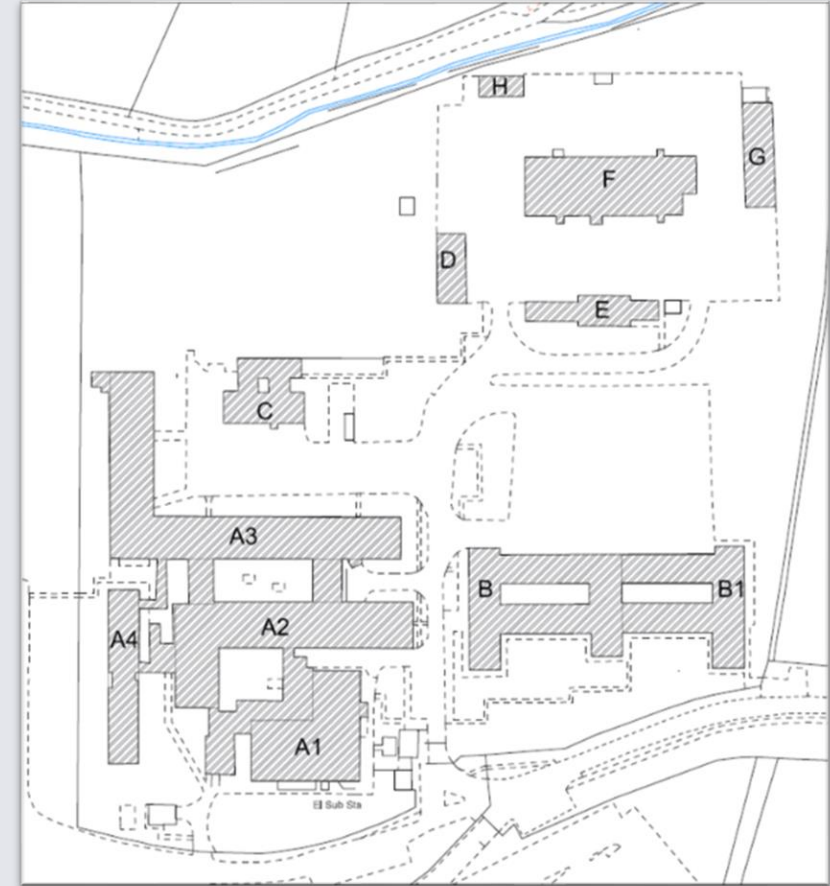
The new PD Rights introduced two rights that allow the creation of new dwellings and could have implications for the subject site. These two rights comprise:

- Class ZA - permitting the demolition of unoccupied buildings which were previously used for business and the construction of new apartment buildings with an additional two storeys in their place.
- Class MA - allowing for development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) to a use falling within Class C3 (dwelling houses).

The Key benefits of the PD Rights opportunity are:

- 1) Secure the principle of valuable residential development on the site despite the current planning policy position.
- 2) No S106 or CIL charges.
- 3) Avoid the requirement for affordable housing, increasing the value of the site.

Further information regarding PD Rights will be provided in the data room.



On site buildings A3, B and B1 are eligible for redevelopment or conversion to residential.

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Planning Summary

JLL Planning team have prepared a detailed Planning Opportunity Report which is available in the data room.

Principles for Development:

- The site is within the jurisdiction of Cheshire East Council.
- Principle of employment use (B1 Use Class) on the site is supported by policy by virtue of it being suitable previously developed land within the settlement boundary.
- The site is allocated for employment use in *The Garden Village at Handforth Supplementary Planning Document* (December 2018).
- The site represents a unique opportunity to develop a mixture of employment uses as part of the wider mixed use Garden Village Development. In addition, alternative uses such as residential may be considered suitable, subject to the grant of planning consent or alternatively by virtue of Permitted Development Rights.



Site sits within Cheshire East Borough Council (CEBC).



Site falls within Flood Zone 1 (Low probability of flooding).



Ofsted Outstanding schools in proximity to the site include Cheadle Hulme High School and Handforth Grange Primary School.



Major employers in the area include Manchester Airport with over 60 airlines providing 19,000 jobs.

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Tenure

The Property is held freehold.

VAT

The Property is not elected for VAT.

Services

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

Viewings

Viewings are strictly through JLL only. Set viewing days will be announced during the marketing period.

Data Room

Please contact JLL to gain access to the data room which contains the following information:

- Title documents
- Surveys
- Masterplan Document
- JLL Planning note

Buyers are encouraged to undertake their own due diligence in advance of submitting a proposal.

AML

In accordance with Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.



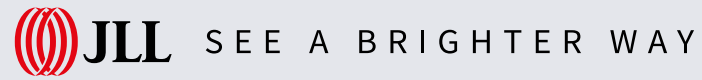
Contact Details

John Lafferty

+44 (0) 7816 871658
John.Lafferty@jll.com

Louis Mills

+44 (0) 7707 167490
Louis.Mills@jll.com



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