

**Redevelopment
Opportunities in
a Prime South
Manchester location**



**New Offices & Industrial
Premises offered on a
Design & Build basis**

30,000 - 250,000 sq ft
2,787 - 23,225 sq m
Outline Planning Consent in place



Dairy House Lane, Handforth, SK8 7NY



The Opportunity

Site area of 14.26 acres (5.77 Hectares)

The site is suitable for employment uses including general industrial / manufacturing (B2), and light industrial/offices/research & development (E(g)) development. The site can accommodate offices and industrial units up to approximately 250,000 sq ft (23,225 sq m) on a freehold and leasehold Design and Build basis, subject to planning permission being granted.

Outline planning permission for the wider Garden Village acknowledges the potential re-use or redevelopment of the existing site for offices, research & development, or light industrial development.

Situated in a desirable commuter location in South Manchester.

Close to local amenities such as Handforth Dean Retail Park, Manchester Airport and Handforth Train Station.



Location & Situation

- Positioned within the proposed Handforth Garden Village, located 3.5 kilometres east of Handforth district centre.
- Handforth's district centre comprises of approximately 70 retail units, restaurants, healthcare facilities, library, railway station, educational establishments, and the Handforth Dean Retail Park.
- Current access is from Dairy House Lane.
- The site is broadly bordered by the A34 to the west, the A555 (Manchester Airport Relief Road) the north, open farmland to the east and open countryside to the south.
- As part of the approved Garden Village masterplan produced by Cheshire East Council there are proposals to create a vehicular access from the roundabout off the A34 to the west. There are also slip roads to the west of the site which lead to two dumbbell roundabouts connecting beneath the A34 and providing a potential secondary access to Handforth Dean.
- The site forms part of a comprehensive 300-acre Garden Village where the site is designated as an existing and allocated employment site within the broader masterplan, which proposes the creation of 1,500 homes and around 245,000 sq ft of employment space.



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



Site Description

The site currently comprises a series of single storey buildings originally built for military purposes use but most recently utilised as offices used as offices, industrial space and storage (Classes E(g), B2 and B8).

The site area extends to approximately 14.26 acres (5.77 hectares).

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

The Landowner proposes to demolish the existing buildings and create serviced development plots ready for employment premises to be delivered on a Freehold and Leasehold Design & Build basis.



Planning Summary

- The site is within the jurisdiction of Cheshire East Council.
- Principle of employment use (Class E(g) and B2 Use Classes) on the site is supported by policy by virtue of it being suitable previously developed land within the settlement boundary and the employment being acknowledged in the outline planning permission.
- The site is allocated for employment use in The Garden Village at Handforth Supplementary Planning Document (December 2018).
- The site benefits from a lawful use as offices, research and development, and light industrial (Use Class E(g)).



Site sits within Cheshire East Council (CEC).



Site falls within Flood Zone 1.



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

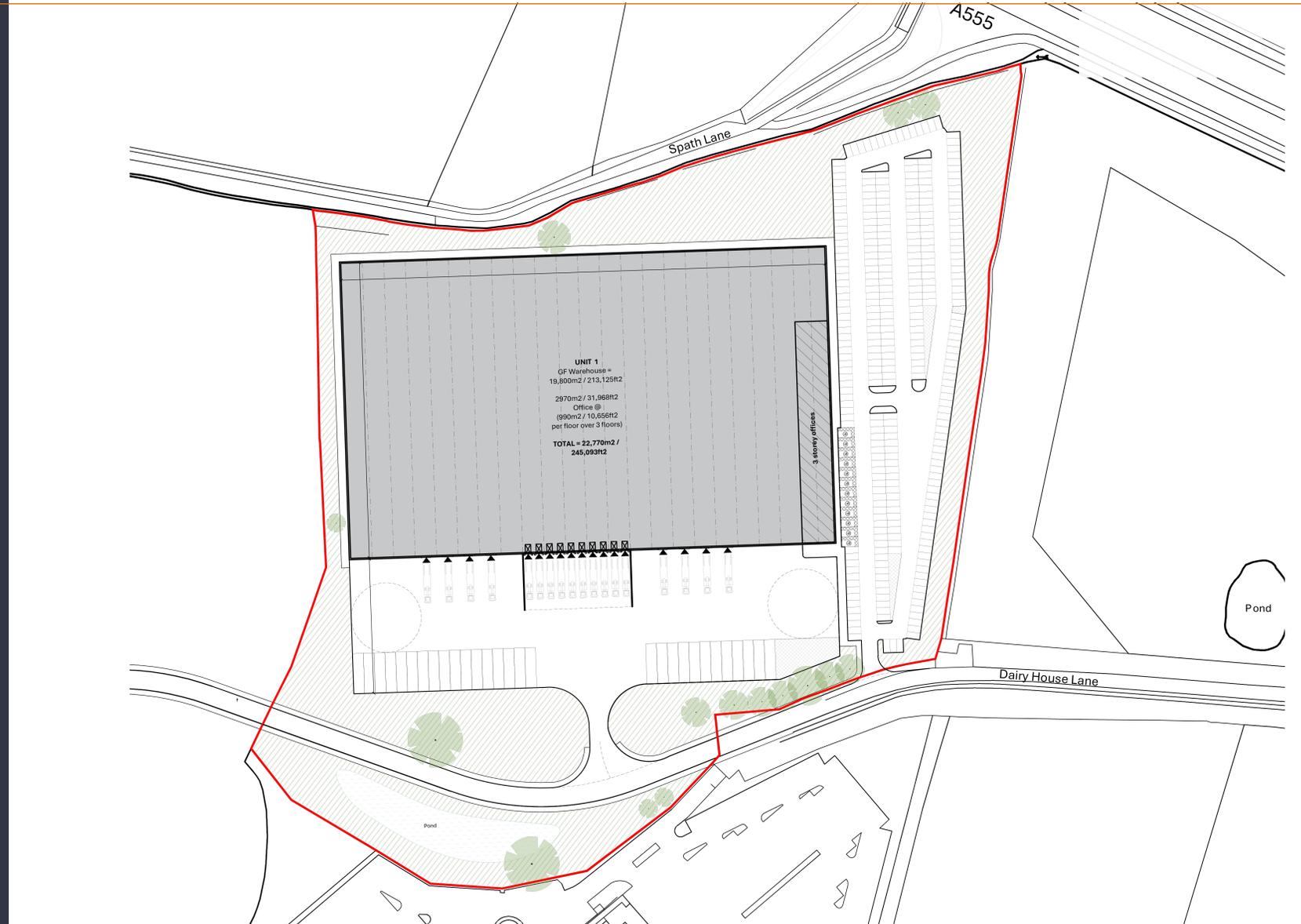


Major employers in the area include Manchester Airport with over 60 airlines providing 19,000 jobs.



Indicative Industrial Masterplan

Option A
(Single industrial unit
of 245,093 sq ft)



Indicative Industrial Masterplan

Option B

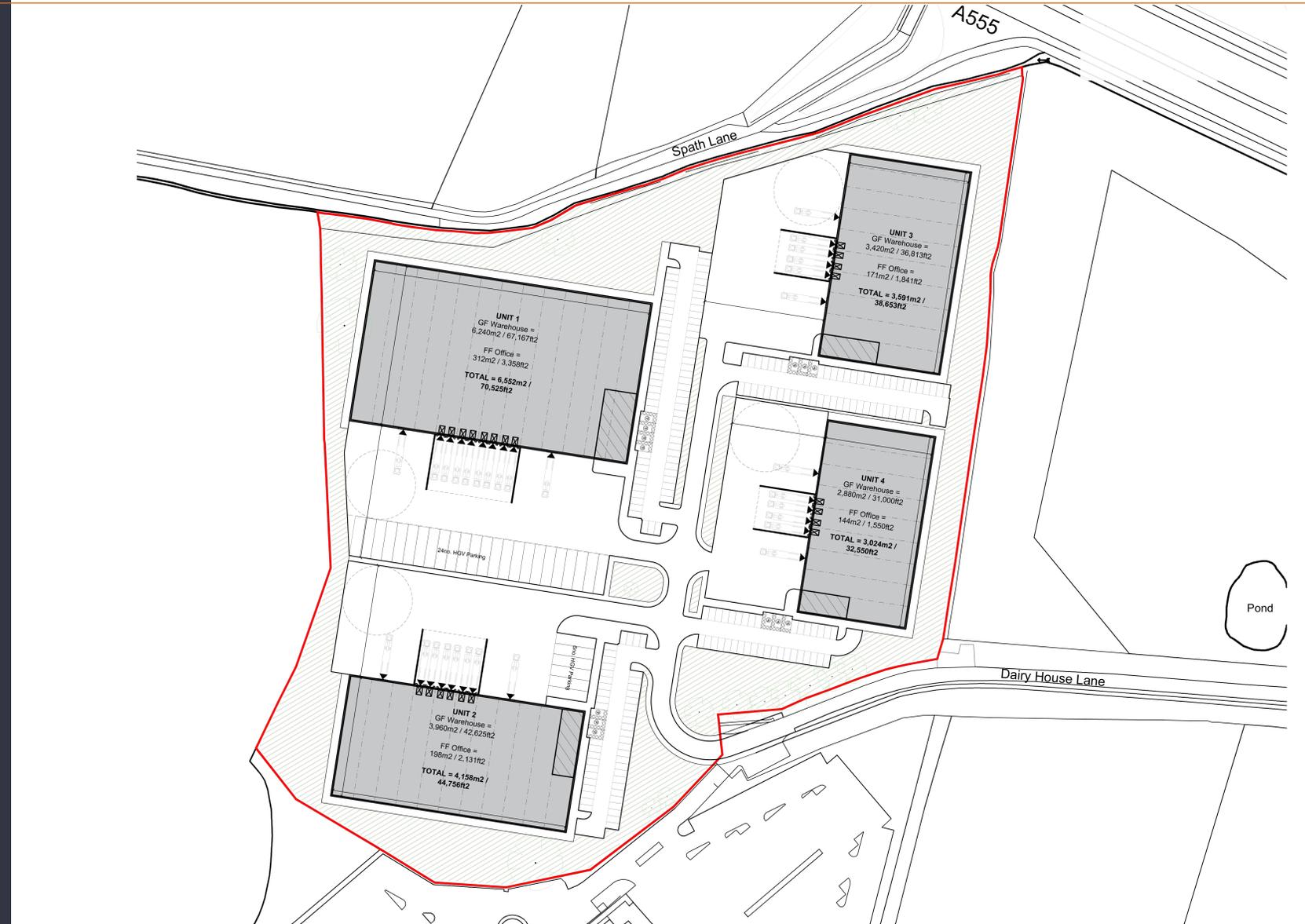
4 industrial units between
32,550 - 70,525 sq ft

Unit 1 - 70,525 sq ft

Unit 2 - 44,756 sq ft

Unit 3 - 38,653 sq ft

Unit 4 - 32,550 sq ft



Indicative Office Masterplan

Offices between
48,115 - 212,238 sq ft

Office 1 - 48,115 sq ft

Office 2 - 67,893 sq ft

Office 3 - 48,115 sq ft

Office 4 - 48,115 sq ft



Contacts

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Services

The Landowner will deliver serviced plots and Design and Build property solutions. Specific requirements in relation to services can be agreed subject to capacity and cost.

Viewings

Viewings are strictly through JLL only.

TERMS

The Design and Build opportunities are available on a Freehold and Leasehold basis on terms to be agreed.

Disclaimer

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