



The Swan, Mereside Road, Bucklow Hill, Knutsford WA16 6RD

Freehold hotel, restaurant and public house with potential for a number of alternative uses including residential, care or retirement living

The Swan

Mereside Road, Bucklow Hill, Knutsford WA16 6RD

Summary

- Located 3.5 miles north west of Knutsford, five miles west of Manchester Airport and 15 miles south west of Central Manchester
- 68 bedroom hotel and restaurant with potential for alternative uses including residential, care or retirement living
- Existing GIA c.38,858 sq ft (3,610 sq m)
- Accessed via the junction of Mereside Road and Chester Road, 6.8 miles (11km) south of the A556
- Total site area extends to c.3.2 acres (1.29 ha)
- Further information including architectural feasibility study available
- Offers sought for the freehold interest on an unconditional or conditional (subject to planning) basis

Location

The site is located in the village of Bucklow Hill, approximately 15 miles south west of Manchester, 3.5 miles north west of Knutsford and 5.8 miles south west of Altrincham.

Bucklow Hill is a small residential settlement which has been enhanced in recent years by the downgrading of Chester Road into a single carriageway, reducing the traffic flow through the village. The site is situated to the east side of Chester Road at the junction of Mereside Road and Cicely Mill Lane.

Knutsford and the surrounding area is a sought-after residential location within easy commuting distance of both Liverpool and Manchester. There is an array of local amenities in Knutsford, with a large selection of restaurants, bars and shops. Knutsford also hosts many events throughout the year, including The RHS Flower show at Tatton Park, to the north of the town containing the medieval manor house Tatton Hall.



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Description

The site area extends to c.3.2 acres (1.29 ha) and comprises a 68 bedroom hotel, restaurant, car park and staff accommodation.

The existing floor area extends to c.38,858 sq ft (3,610 sq m) GIA. The footprint of the existing buildings on the site is c.24,610 sq ft which is a site coverage of approximately 18%.

The opportunity

The site offers the potential for redevelopment for alternative uses including residential, care or retirement living. An architectural feasibility study has been produced, showing a housing scheme of at least 29 dwellings could potentially be accommodated. An alternative scheme of 11 units would offer larger dwellings. The schemes both include ample green amenity space and car parking for each dwelling. The feasibility study is available on request.



Schedule of Properties

Private Housing

- Plots 1 and 2 - 430 sq m + 70 sq m Garage
2 No 6 Bedroom 11 Person Houses with Garage
- Plots 3,5,6,9,10 - 270 sq m + 30 sq m Garage
5 No 4 Bedroom 8 Person Houses with Garage
- Plots 4,8,11 - 220 sq m + 30 sq m Garage
3 No 4 Bedroom 8 Person Houses with Garage
- Plot 7 - 540 sq m + 70 sq m Garage
1 No 6 Bedroom 12 Person House with Garage

Total - 11 Houses

Schedule of Properties

Private Housing

- Plots 1 and 7 - 130 sq m
2 No 4 Bedroom 7 Person Houses with Garage
- Plots 2-6 and 8-20 - 110 sq m
18 No 4 Bedroom 6 Person Houses with Garage

Affordable Housing

- Plots 21 - 29 - 85 sq m
9 No 3 Bedroom 5 Person Houses

Total - 29 Houses

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Planning

The site is located within the jurisdiction of Cheshire East Borough Council in the County of Cheshire and falls within Flood Zone 1 (low risk of flooding). The site does not fall within a conservation area and contains no listed buildings or protected trees.

The site lies within the greenbelt and an Area of Special County Value; however its 'brownfield' status suggests that a redevelopment of the site to alternative uses is likely to be acceptable in principle. Additionally the site is in an accessible location, off Mereside Road / Chester Road, which suggests that through undertaking a well-designed scheme that would have no greater impact on the greenbelt than the existing buildings, the site offers an opportunity for significant new development. The hotel and existing buildings on site collectively provide a significant volume of existing development which will assist in a change of use application.

Cheshire East Borough Council planning policy states that a new housing scheme of 11 dwellings or more on this site would trigger a requirement for 30% of the units to be affordable, subject to viability. However, the Council has previously accepted the principle of vacant building credit for affordable housing. Therefore if vacant building credit was applied, there would be a possibility to provide zero affordable housing.

A full planning appraisal and architectural feasibility study are available to view on the data room.

Connections

Road

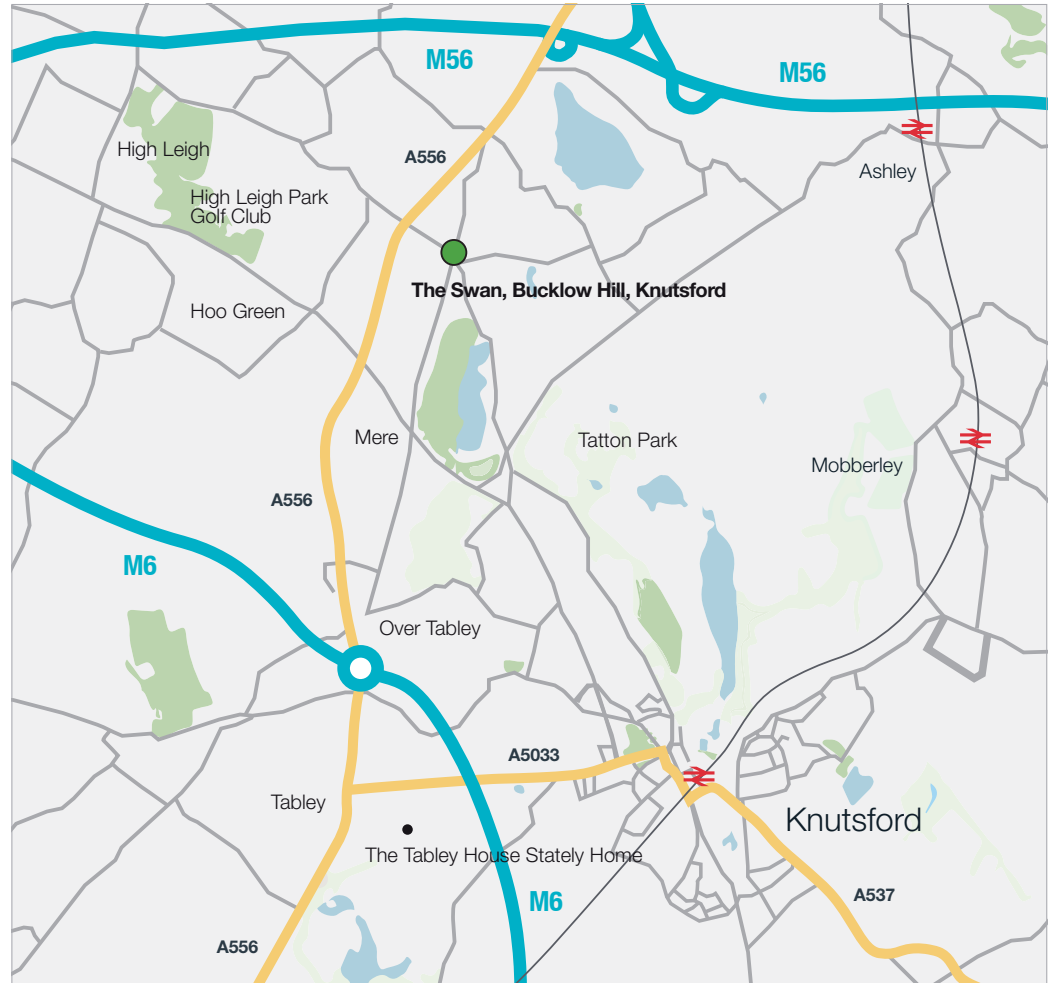
The site is accessed at the junction of Mereside Road and Chester Road which adjoins the A556. The A556 provides a north to south link between the M56 to the north (approximately 1.4 miles) and the M6 to the south (approx. 2.3 miles).

Rail

The closest train station to the site is Ashley, located 2.7 miles to the north east. Knutsford station is located 3.7 miles to the south, which provides a direct service into Manchester Piccadilly, with the fastest journey being approximately 45 minutes.

Air

Manchester Airport is approximately 5.3 miles north east of the site.





Tenure

The site is offered for sale freehold registered under Title Number CH593868.

EPC

Available on request.

Business rates

The current Ratable Value for the site is £117,000.

VAT

The site has been elected for VAT purposes therefore VAT will be payable on the purchase price.

Vacant possession

The vendor will provide vacant possession of the property by February 2020 at the latest.

Method of sale

Offers are invited for the freehold interest via an informal tender process on an unconditional or conditional (subject to planning) basis.

Potential purchasers will be notified of the closing date for offers. Further information including the bid proforma will be made available on the data room.



Further information

Further information can be accessed via the dedicated data room as detailed below:

- Land Registry Title and Plan
- Site Plan
- Planning Appraisal
- Architectural Plans
- Additional images
- EPC
- Bid pro forma

Viewings

The site can be viewed externally from the highway. Internal viewings are by appointment only through the Vendor's sole agent Gerald Eve LLP. Dates for inspections will be communicated to potential purchasers on request.

Contact Details

Simon Hay

Tel. +44 (0)20 7333 6260
shay@geraldev.com

Sarah Bolitho

Tel. +44 (0)20 3486 3793
sbolitho@geraldev.com

Robert Davies

Tel. +44 (0)161 259 0473
rdavies@geraldev.com

Hettie Cust

Tel. +44 (0)20 3486 3484
hcust@geraldev.com



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