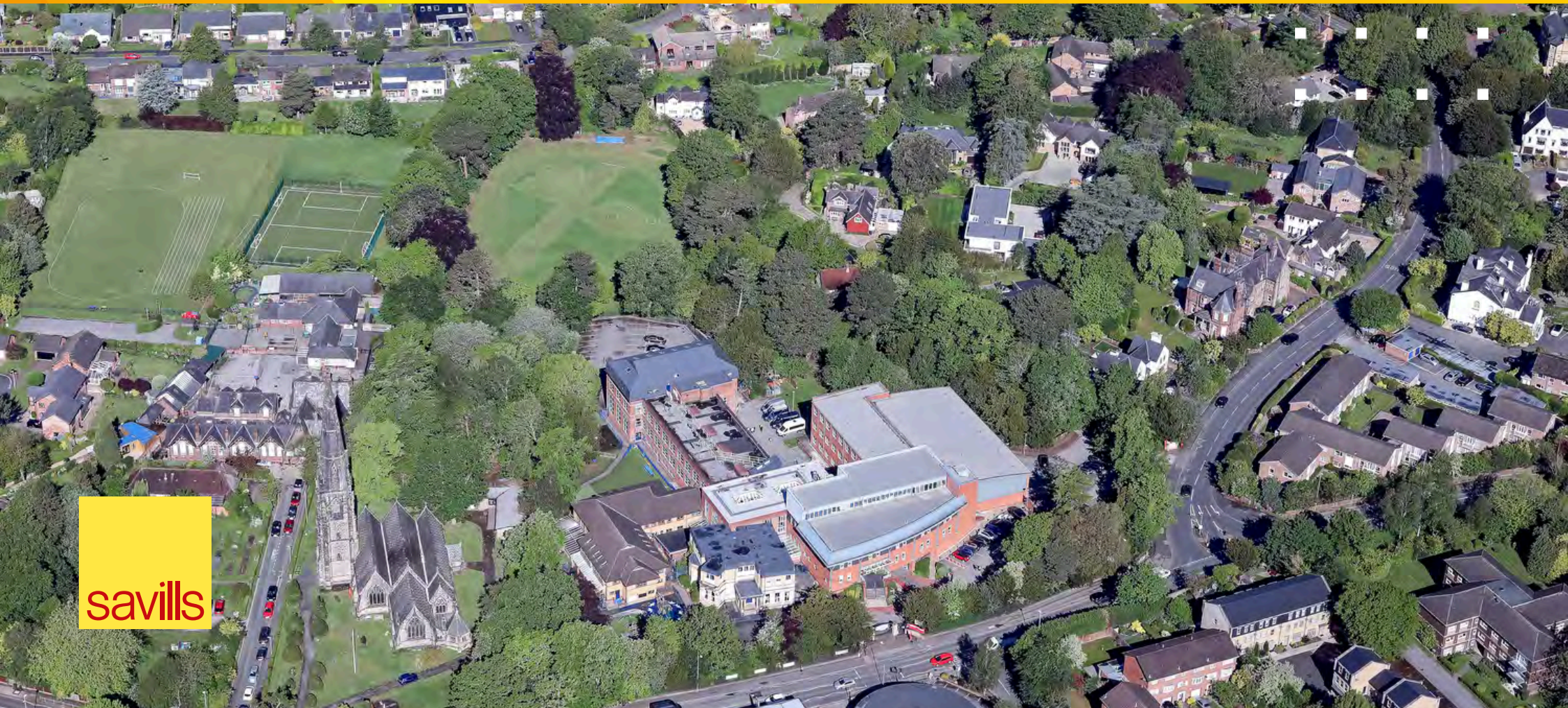


Alderley Edge School For Girls

WILMSLOW ROAD, ALDERLEY EDGE, SK9 7QE



savills

KEY HIGHLIGHTS

- Situated in a prime Cheshire location just outside of Alderley Edge Village.
- Redevelopment potential for a variety of uses, including potential conversion opportunity.
- Property floor area extends to approximately 99,000 sq ft.
- Site extends to approximately 5.7 acres.
- Additional parcel of land situated off Lydiat Lane, on the opposite side of Alderley Edge village, extending to approximately 5.56 acres.
- Freehold Opportunity.

PROPOSAL

On behalf of the Governors of Alderley Edge School For Girls, Savills have been instructed to invite offers for the freehold sale of the school and the land off Lydiat Lane through an informal tender process.

Offers are invited for both of the sites, on either an individual or combined basis. The client has a preference for unconditional offers, however, all proposals will be considered on their individual merits.

Please note our client is not obliged to accept the highest, or indeed any, offer received.

LOCATION

The Property is prominently situated on Wilmslow Road in Alderley Edge, within an established and highly sought-after residential area.

The land off Lydiat Lane is situated on the opposite side of Alderley Edge Village off Chorley Hall Road.

Alderley Edge village centre provides a range of boutique shops, cafés and restaurants.

The sites also benefit from excellent transport connectivity. Alderley Edge railway station offers regular and direct services to Manchester and the wider North West, while the nearby A34 and M56 provide convenient access to Manchester city centre, Manchester Airport, and the national motorway network.

ALDERLEY EDGE SCHOOL FOR GIRLS



DESCRIPTION

Alderley Edge School for Girls is situated in one of Cheshire's most desirable and affluent locations. The site comprises a blend of interconnected period and contemporary buildings, complemented by a recreation field to the rear. This varied building stock and layout present strong potential for redevelopment, including conversion and reconfiguration of existing structures, alongside new-build opportunities and phased delivery.

The main site extends to approximately 5.7 acres.

The Land off Lydiat Lane extends to approximately 5.56 acres.

PLANNING

The Property is under the jurisdiction of Cheshire East Council. It is not locally or statutorily listed, nor within a Conservation Area as per the Chesire East Conservation Area Map. The site is situated entirely within Flood Zone 1. We are not aware of any recent or relevant planning applications on the site.

An initial planning appraisal confirms the site is protected under local policy, with its current use classified as a community facility (educational use). Any proposal for alternative use will therefore need to clearly demonstrate that the existing use is no longer viable.

The playing fields are designated as Protected Open Space, meaning their redevelopment must be carefully justified. This could be achieved by demonstrating they are surplus to requirements, providing equivalent replacement provision elsewhere, or delivering alternative open-space benefits as part of a comprehensive development proposal.

ACCOMMODATION SCHEDULE

The buildings are arranged across a series of split levels, with a summary of accommodation provided below on a GIA basis. Detailed floor plans are available within the data room.

Level	Sq Ft	Sq M
1	9,043.2	840.2
2	35,477	3,296
3	33,981	3,157
4	17,319.9	1,609
5	3,272	304
Total	99,093	9,206.2

LYDIAT LANE

The land off Lydiat Lane is available either on an individual basis or as part of a combined acquisition.

Extending to approximately 5.56 acres, the site is positioned on the opposite side of Alderley Edge village. It is designated as protected green space for parkland and falls under the jurisdiction of Cheshire East Council. The land is classified as agricultural and benefits from a relatively flat topography, supporting its overall usability and development potential.

The site is situated within Flood Zone 1 and we are not aware of any recent planning applications on the land.

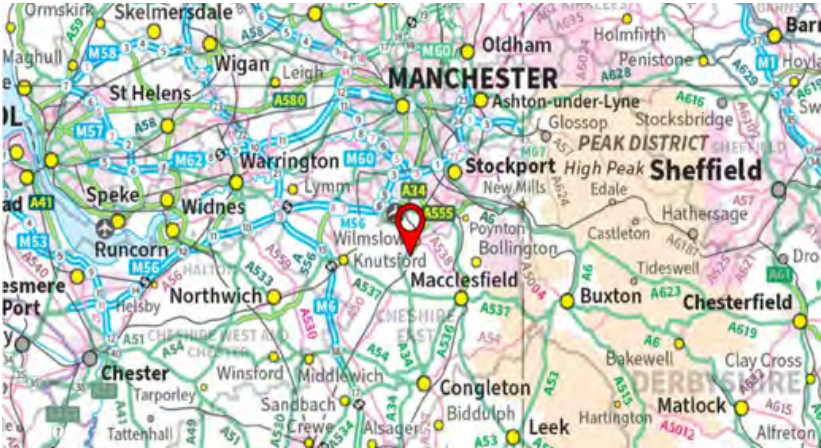
METHOD OF SALE

The sites are to be sold by an informal tender process. An offer pro forma is included in the data room which must be completed and submitted as part of any bid.

The tender deadline for the submission of offers will be confirmed in due course, and all interested parties will be notified accordingly. All offers must be submitted by email to Savills. Contact details are detailed overleaf.

VAT

Bidders are to assume that the sale price will be subject to VAT.



VIEWINGS

Viewings must be made via appointment with Savills. Please note that neither the Vendor nor Savills accepts any liability for parties entering the site for inspection purpose.

If you would like to request a viewing, please contact Savills using the contact details provided overleaf.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor costs in relation to the transaction.

DATA ROOM

Information about the sites are available to interested parties through a secure data room. Access details should be requested from joanne.young@savills.com

Savills will review all registration details of interested parties prior to providing access to the data room.

COMPLIANCE CHECK

Please be advised that we are required by law to satisfactorily complete compliance, checks on the purchasing entity to comply with anti-money laundering regulations.

TENURE

The main site is held Freehold across two titles: CH459300 and CH459301.

Lydiat Lane is held Freehold on title: CH455460.

EPC

This property's energy rating is D.

ALDERLEY EDGE SCHOOL FOR GIRLS

LYDIAT LANE





IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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