



**BNP PARIBAS
REAL ESTATE**

On behalf of

nationalgrid

For Sale

DEVELOPMENT OPPORTUNITY (Subject to planning)

LAND AT BLACK LANE, MACCLESFIELD SK10 2AY



Photo of the Property looking North West

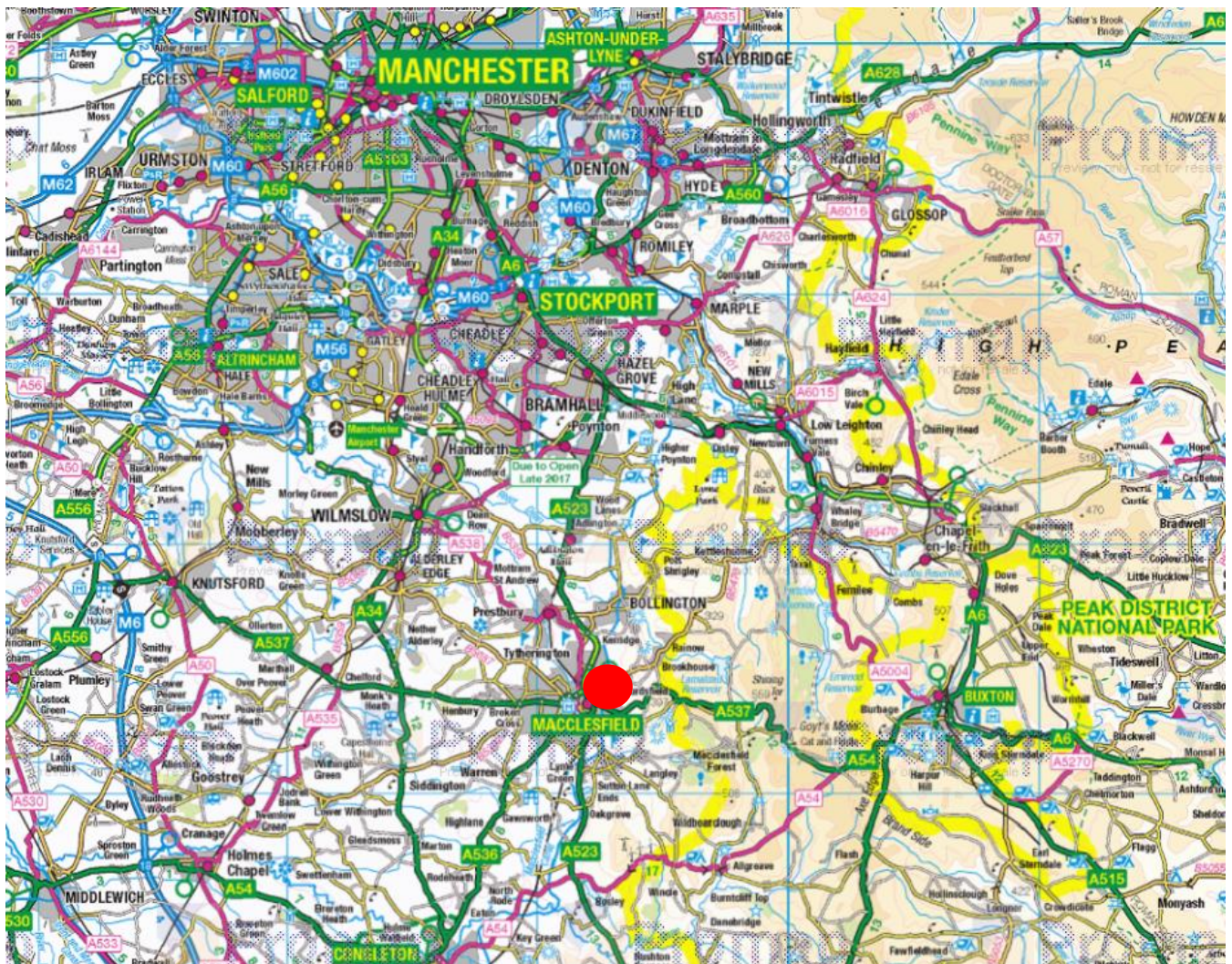
- Cleared development site extending to circa 1.59 acres (0.64 hectares)
- Located to the north east of the town centre, close to Tesco Superstore, proposed major retail development and the train station
- Development potential for a range of uses (subject to planning)



Location

Macclesfield is a Cheshire town of 51,739 residents (2011 census), 20 miles south of Manchester, on the western fringe of the Peak District. It was the centre of the Victorian silk trade but is now predominantly a service and commuter town.

Macclesfield train station is 0.5 miles to the south of the Property, with direct links to Stockport, Manchester (30 minutes), London (1 hr 45) and Birmingham. Road connections are to the M60 and M6 10 miles to the north and west.



Location Plans (Property identified by red dots for identification purposes only)



Description

The Property is located in the Hurdsfield district of Macclesfield, 750 metres north east of the town centre. The Property sits on the fringe of a historically industrial area, which has been redeveloped to include a Tesco Superstore, which is a 1 minute walk across the River Bolvin from the site. The old Barracks Mill adjoins the Property to the North and is about to be redeveloped to create 130,000 sq. ft. of outlet retail. The remainder of the Property is surrounded by a mixture of terraced housing and apartments to the south and east.

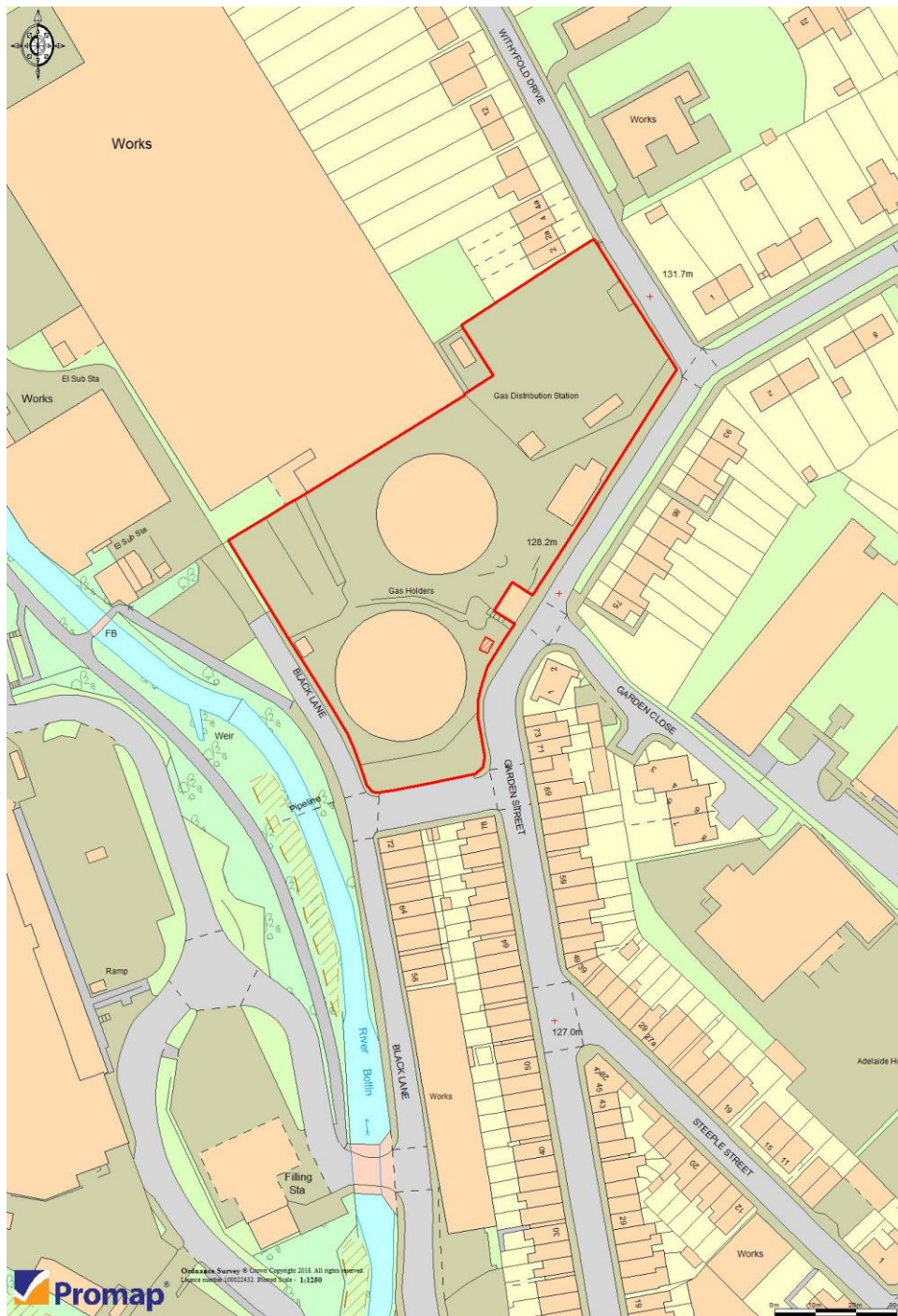
The Property is held under two separate long leasehold interests (999 years from September 1870 and June 1906 respectively) and extends to approximately 0.64 hectares (1.59 acres). It is irregular in shape with three road frontages – Black Lane to the west, Garden Street to the south east and Withyfold Drive to the north east. There are existing vehicular access points on Black Lane and Withyfold Drive. The River Bollin runs close to the western perimeter of the site. The Property is easily accessible via The Silk Road (A523) running through the centre of Macclesfield, connecting to Stockport (13 miles) and Manchester (20 miles).

Part of the Property comprising a strip of land immediately south of 2 Withyfold Drive is



subject to a lease to National Grid Gas Distribution / Cadent until September 2021 at a current passing rent of £5,000 per annum (lease plan available by request). The area edged and hatched red on the plan below is also subject to a lease to National Grid Gas Distribution / Cadent and is excluded from the Property / not being sold.

The local topography slopes down by circa 3.5m from Withyfold Drive to Black Lane. The majority of the Property is at the higher level with retaining walls on the Garden Street and part of the Black Lane boundaries.



Site Plan (red line for identification purposes only)



Aerial Photo (Property identified by red dot for identification purposes only))

Town Planning

The local planning authority is Cheshire East Council and its Local Plan Strategy was adopted in July 2017. Within this, the Property is located within the southern boundary of a larger employment area, centred on Hurdsfield Industrial Estate to the North. Saved Local Plan Policies E7 and E11 recognise that older industrial areas may no longer be fit for employment purposes and should be redeveloped for alternative uses, including residential.

The NPPF confirms that employment sites should only be retained where there is a real prospect of the site being brought forward for such uses. Nevertheless, it will be necessary to justify the loss of employment land in any application

The adjoining Barracks Mill site is specified as part of Central Macclesfield Strategic Location, identified as an area to maximise opportunities for improvement and regeneration including the delivery of new dwellings. It has a retail consent that we understand is about to be implemented.

The southern edge of the Property is located within an Indicative Flood Risk Area. Given the level differentials we would not expect this to be a barrier to development but it will have to be addressed within any planning application.

For further information on planning please contact Cheshire East Council's planning department direct. Tel: 0300 123 5014 Email: planning@cheshireeast.gov.uk



Method of Sale

Offers are invited by way of informal tender for the two separate long leasehold interests in the Property with limited title guarantee and subject to National Grid's Environmental Provisions. The Property is subject to legal easements, covenants and rights with further information available by request and at <http://www.ngpp.co.uk/>. All interested parties must confirm they have read and understood this information.

Both conditional and unconditional offers will be considered and these must be submitted to Alex Willis at BNP Paribas Real Estate **no later than 12 noon on 28 September 2018** (email offers are acceptable) and should include the following information:

- Solicitors details and full evidence of financial ability to complete the purchase;
- Details of any conditions attached to the offer, as well as the steps necessary to remove the conditions and the anticipated timescales for doing so;
- Confirmation that the further information available has been taken into account in the offer;
- Details of sales revenue overage, sell-on overage and planning clawback proposed within the offer.

The vendor does not undertake to accept the highest nor any offer. Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.



Photo of the Property looking South East

Viewings

The Property can be viewed from Black Lane and Garden Street but on-site inspections are strictly by appointment only.

For additional information or to arrange an on-site inspection, please contact the vendors' sole agent BNP Paribas Real Estate.

DAVID COUCH

Director

Development Consulting

+44 (0) 114 263 9221

david.couch@bnpparibas.com

ALEX WILLIS

Senior Associate Director

Development Consulting

+44 (0) 114 263 9210

alex.willis@bnpparibas.com

Important notices

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



**BNP PARIBAS
REAL ESTATE**