

St Ann's Road North

CHEADLE, STOCKPORT, SK8 3TD

Residential Development Opportunity



savills

KEY HIGHLIGHTS

- Located within an affluent south Manchester setting between an established residential area and Cheadle Royal Business Park.
- Outline planning application submitted for up to 50 residential dwellings.
- Site area extends to approximately 4.8 gross acres (1.94 hectares).

LOCATION

The site is located in Cheadle, a suburb of Stockport within Greater Manchester. Cheadle's town centre is located approximately 1.8 miles north east of the site, Cheadle Hulme's town centre is approximately 2.2 miles east and Heald Green's centre is approximately 0.5 miles south. The larger conurbations of Stockport and Manchester are located 5.2 miles and 9.3 miles north east and north respectively.

Immediately to the east of the site is Cheadle Royal Business Park comprising office space and retail accommodation, including a David Lloyd leisure centre, John Lewis and a Sainsbury's supermarket further east. South Manchester Sports Club is situated directly north of the site, which includes Manchester Padel Club. The remainder of the surrounding area is predominantly residential, typically comprising detached and semi-detached two-storey housing.

The site benefits from excellent accessibility to Manchester International Airport, which is situated approximately 2.8 miles away and can be easily accessed via the road network and public transport.

The closest train station is Heald Green Station, approximately 0.9 miles away, which offers direct services to the airport, as well as Manchester Piccadilly and Liverpool Lime Street. The site also benefits from two bus stops along St Ann's Road North, which permit travel to Cheadle, Heald Green and Stockport.



DESCRIPTION

The site extends to approximately 4.8 gross acres (1.94 hectares) and comprises a broadly rectangular landscaped area of previously developed land. The site is bound to the north by the North Cheshire Jewish Nursery, to the east by Cheadle Royal Business Park, to the south by St Ann's Hospice and to the west by St Ann's Road North with residential properties beyond.

A number of trees are sporadically found across the site, with 12 protected under Tree Preservation Orders (TPOs). The topography of the site is varied, with a number of manmade mounds present. Between the mounds and running through the middle of the site is a footpath which links the residential estate in the west to the business park in the east. There is also a path running north to south along the western boundary. However, we are not aware of any Public Rights of Way across the site.

PLANNING

Following a supportive pre-application consultation, an outline planning application has been submitted to Stockport Metropolitan Borough Council (SMBC) for the development of up to 50 dwellings on the site with associated open space, landscaping and infrastructure. All matters are reserved including access.

The Site is defined as a Proposed Employment Site within the saved UDP (Policy E1.1). This policy directs new office and industrial development (falling within Use Classes E(g) (ii), B2 and B8) to such locations. On this basis, Policy E3.1 has a presumption against non-employment uses including housing development.

However, an Employment Land Marketing Report has been submitted in support of the application and justifies the proposed residential use at the Site, following an extensive period of marketing for employment uses.

Whilst the Site is not designated as Local Open Space on the adopted Proposals Map, the Council confirmed within its pre-application response that any forthcoming application to develop the land should justify the loss of open space against UDP Policy UOS1.3.

There are no listed buildings within the Site, and it is not part of a Conservation Area. However, the Site borders the Cheadle Royal Conservation Area to the south. This neighbouring Conservation Area includes the Cheadle Royal Hospital which is a Grade II Registered Park and Garden (RPG), and the Cheadle Royal Hospital Main Wing, a Grade II Listed Building.

DATA ROOM

Planning, legal and technical information about the site is 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. Savills reserves the unconditional right to decline individual data room access requests.

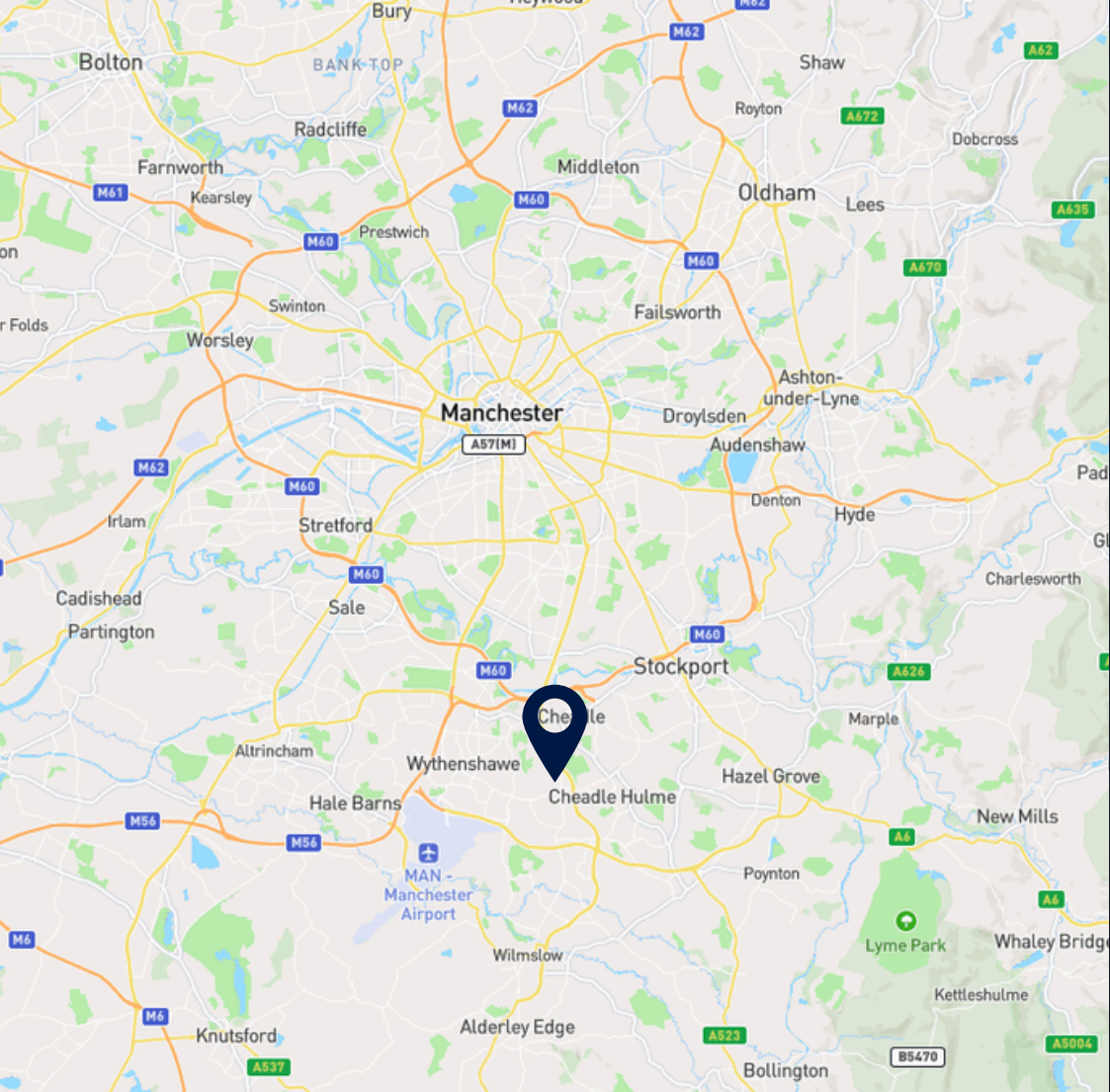
TENURE

The site is held under long leasehold by our client, Muse Developments Limited, although it is anticipated a freehold sale of the site will be permitted following the receipt of bids.

METHOD OF SALE

The site is to be sold by Informal Tender. Interested parties should express their interest to Savills by email. Thereafter, additional information and details of the tender deadline date will be issued. Conditional of planning permission offers are expected, although unconditional bids are invited as well.





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VIEWING

The site can be accessed via the footpath off St Ann's Road North to the west of the site.

LEGAL

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The Vendor reserves the right to charge VAT on the purchase price.

CONTACT

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