



WYTHENSHAW CIVIC

Major Mixed Use Regeneration Opportunity

Wythenshawe Civic Centre, South Manchester



MANCHESTER
CITY COUNCIL

savills

KEY CONSIDERATIONS

- Joint Venture with Manchester City Council.
- Combined Asset Management and Redevelopment Opportunity.
- Significant mixed use regeneration opportunity in a key south Manchester location.
- Second most used retail centre (outside of city centre) and boasts over 100,000 shoppers weekly.
- Initial sketches show the potential development of at least 1,600 residential units, alongside existing and new commercial.
- Development Opportunity Areas extend to approximately 19.69 acres (7.97 hectares).

PROPOSAL

Savills are instructed to seek a Partner to work with Manchester City Council to bring forward this key regeneration opportunity. The appointed partner will take a leading role in the on-going management of the existing shopping centre, whilst also considering the wider MCC ownership for redevelopment.



SITUATION

Wythenshawe Civic is a key regeneration opportunity within South Manchester. Wythenshawe itself is ideally located adjacent to the M56 motorway, with easy access to the M60 and Princess Parkway into Manchester.

Aside from the road links, Wythenshawe benefits from Manchester’s Metrolink service, in addition to being in close proximity to Manchester Airport. As a result, the area remains a popular location, with the town centre forming a hub for local activity.

The site itself is located in the heart of Wythenshawe. It is bound by Poundswick Lane to the north, Simonsway to the south, with Rowlandsway forming the primary boundary to the east.

THE PROPERTY

The property can be considered in three parts:

- The Civic Shopping Centre – outlined in red.
- The Opportunity Areas – outlined in blue.
- The Future Development Areas – outlined in green.

The Civic Shopping Centre is an open area shopping centre that is to be retained as a central element to the wider regeneration. The shopping centre extends to approximately 420,772 sq ft, split between 294,954 sq ft of retail with 96,843 sq ft of office accommodation. The retail accommodation is approximately 85% tenanted and drives footfall in excess of 100,000 shoppers weekly.

The Opportunity Areas comprise a mixture of cleared sites and obsolete buildings, albeit all under the ownership of Manchester City Council. The “Opportunity” areas extend to a combined 19.69 acres (approx.) with the intention to deliver circa 1,600 new residential units.

The Future Development Areas have been identified as possible future phases, and ultimately fall outside of the draft Development Framework.

THE VISION

The vision for Wythenshawe Civic is outlined within the draft Wythenshawe Civic Centre Development Framework. The

focus of the framework is to facilitate the enhancement of the existing shopping centre, whilst considering complimentary redevelopment of the surrounding “opportunity” areas.

The development framework has been drafted in line with the council’s key objectives for Wythenshawe Civic, which are:

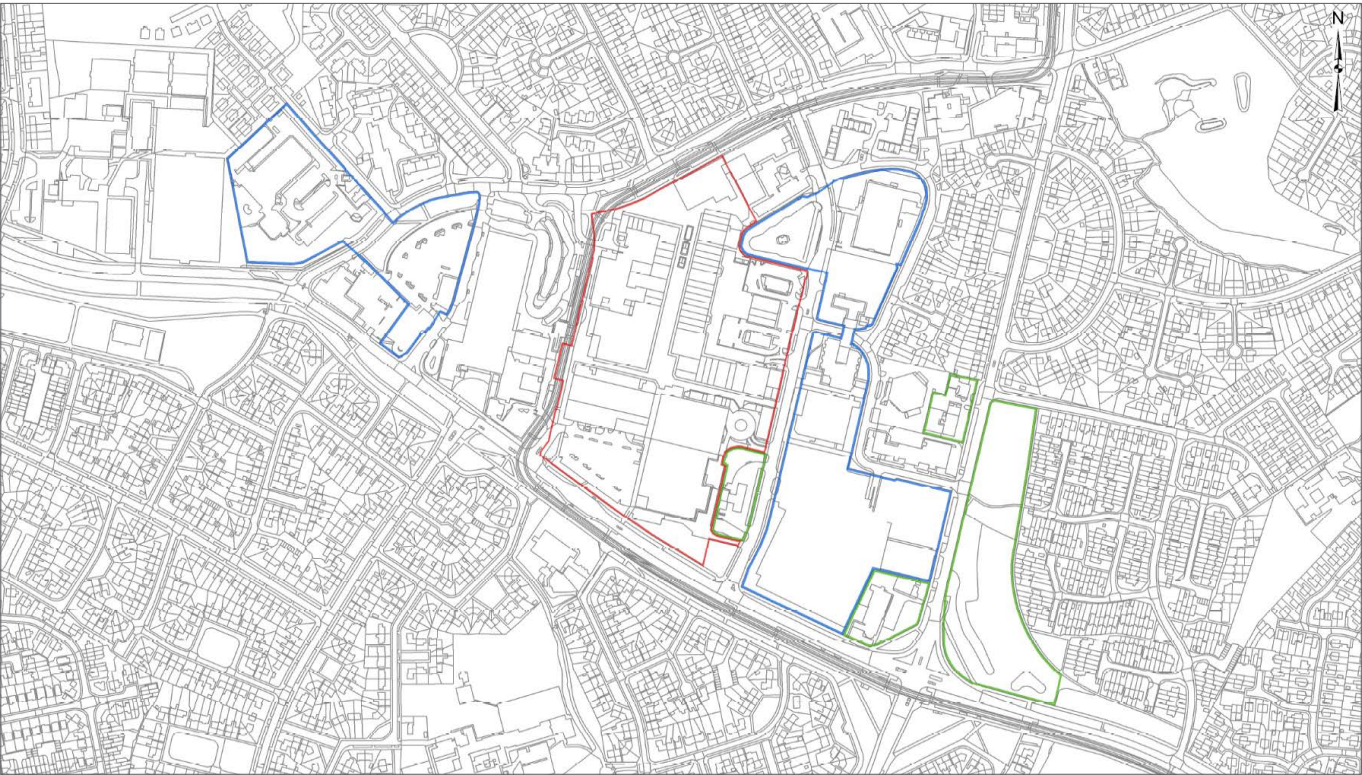
- Regenerating Wythenshawe Civic
- Diversifying the Civic
- Policy Compliant provision of Affordable Housing
- Zero Carbon Manchester
- Social Value Deliverables
- Digital Strategy and Futureproofing
- Land Receipt

PROPOSED STRUCTURE

Manchester City Council intend to enter into a JV with the preferred partner on the Civic Shopping Centre, whilst simultaneously entering into a Development Partnership Umbrella Agreement (DPUA) for the “opportunity” areas.

The structure will allow the partner to take a joint ownership of the shopping centre in order to implement suitable asset management strategies, whilst also providing the opportunity for future development of the “opportunity” areas under the DPUA document.

Further details will be provided to interested parties.





PROCESS

In the first instance, we would invite parties to confirm their interest via The Chest at the link below:

The Chest - Wythenshawe Civic

Manchester City Council will require all queries to be made via The Chest with the queries and responses being made available to all parties thereafter.

The process will be formed of two stages:

1. An initial sifting process utilising the Stage 1 Selection Questionnaire. Parties are required to complete the questionnaire and submit through The Chest. The submitted questionnaires will be scored by Savills and Manchester City Council.

2. Subject to the responses received, a maximum of three parties would be taken forward to stage two. The selected shortlist will be presented with an Invitation to Participate in Dialogue (ITPD) and subsequently provided with additional information. This will request parties to put forward a proposal by a set date for consideration by Manchester City Council. Further details will be provided to interested parties.

VIEWING

The property remains an operational asset that is accessible to the public, and therefore no formal viewings will be conducted during Stage 1.



CONTACT

For further information please contact:

Adam Mirley

Savills Manchester
Adam.mirley@savills.com
+44 (0) 7967 347 620

Ned Brooks

Savills Manchester
nbrooks@savills.com
+44 (0) 7812 249 394

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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, photographs 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.

Designed and Produced by Savills Marketing: 020 7499 8644 | October 2023