

the meadow

CARRINGTON VILLAGE

MANCHESTER ROAD, CARRINGTON, TRAFFORD,
GREATER MANCHESTER. M31 4DD

PRIME RESIDENTIAL DEVELOPMENT
OPPORTUNITY IN CARRINGTON

Wain
ESTATES



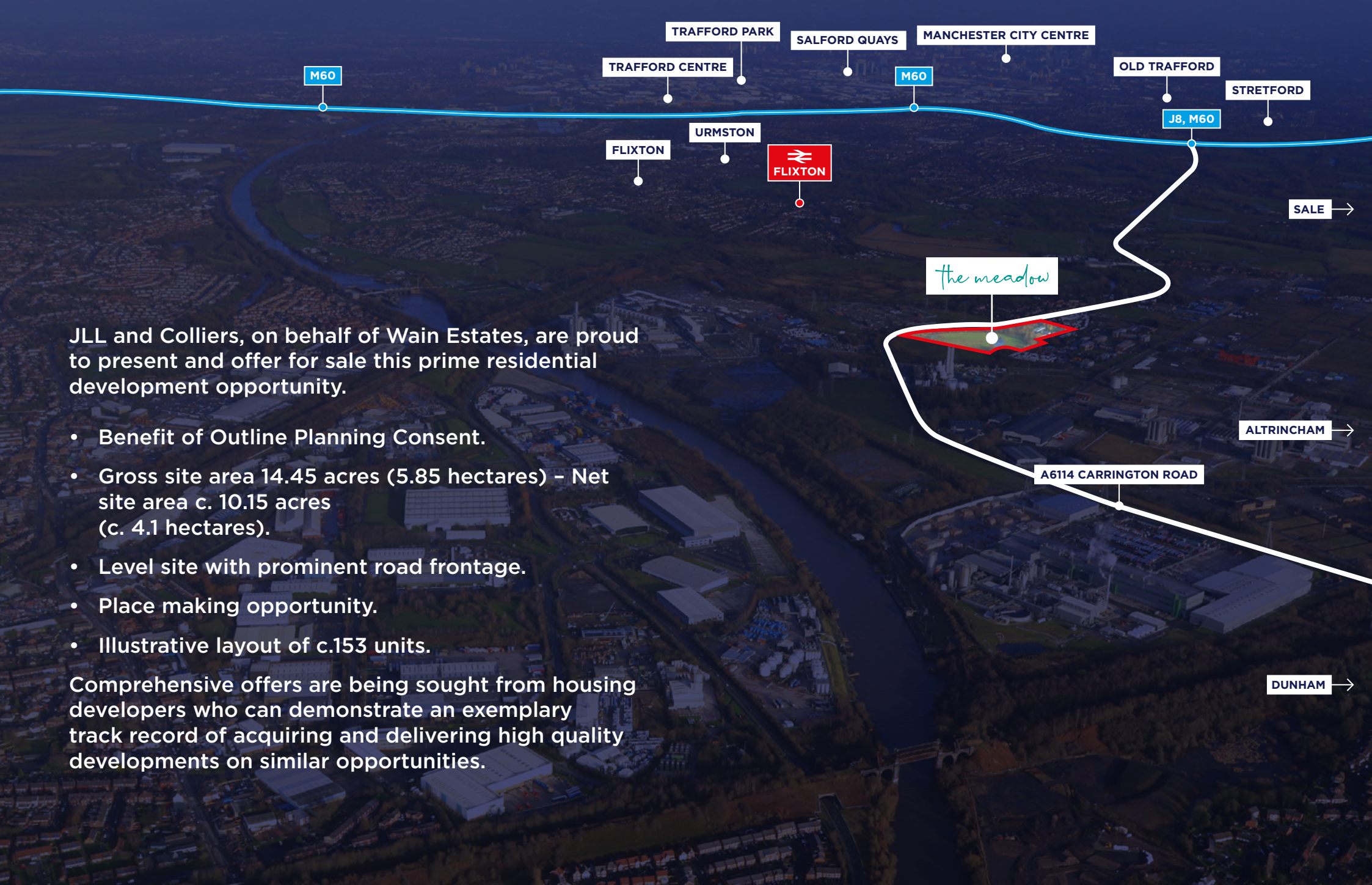
CARRINGTON
ESTATE
DELIVERING A VISION



The meadow

The Meadow at Carrington Village offers an exciting opportunity to be at the forefront of designing a new urban neighbourhood.

The site extends to 14.45 acres (5.85 hectares). The wider site has outline planning consent for residential development of up to 320 dwellings (ref: 99245/OUT/19).



JLL and Colliers, on behalf of Wain Estates, are proud to present and offer for sale this prime residential development opportunity.

- Benefit of Outline Planning Consent.
- Gross site area 14.45 acres (5.85 hectares) – Net site area c. 10.15 acres (c. 4.1 hectares).
- Level site with prominent road frontage.
- Place making opportunity.
- Illustrative layout of c.153 units.

Comprehensive offers are being sought from housing developers who can demonstrate an exemplary track record of acquiring and delivering high quality developments on similar opportunities.

location

The Carrington Estate is situated in Carrington, South Manchester within the administrative boundary of Trafford.

The site is located approximately 11km south west of Manchester City Centre, and can be directly accessed from Manchester Road (A6144), benefiting from excellent road links being located 4.5km from Junction 8 of the M60. Immediate transport links are available via well serviced bus routes and Flixton railway station (Manchester to Liverpool line) less than 2 miles away.



the carrington estate

The Meadow at Carrington Village is an exciting opportunity to help create a new vibrant community in South Manchester. The Carrington Estate is one of the UK's largest regeneration schemes, comprises approximately 1,665 acres and will provide a mix of industrial, logistics, manufacturing, office and residential development, alongside new community facilities.

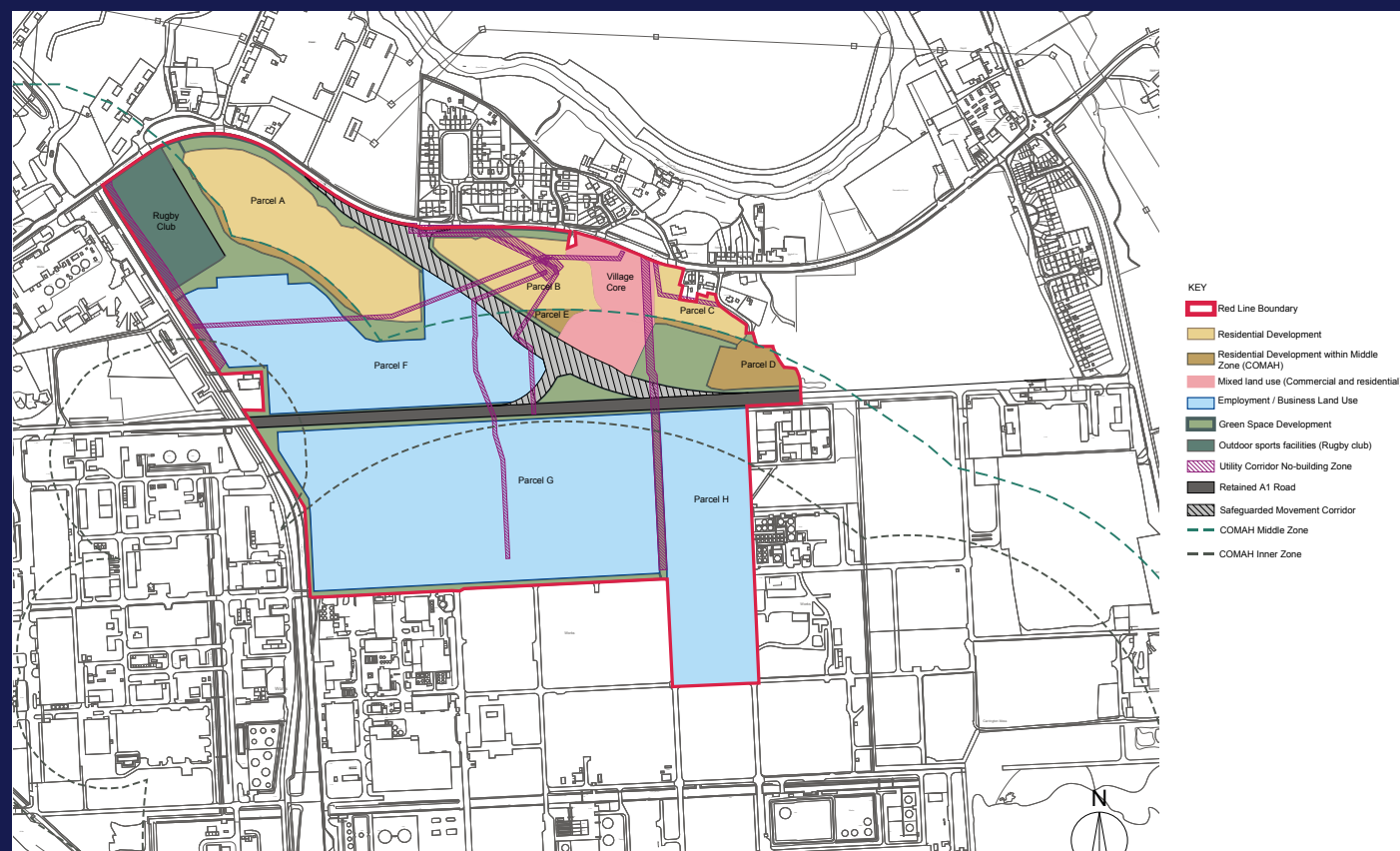
The current masterplan proposes a total of 5 million sq ft of commercial accommodation and 5,000 residential units. The most recent planning consent was granted in 2020 to deliver 320 residential units, 668,000 sq ft of employment space and 12,917 sq ft of retail/health uses.

Wain Homes have commenced development on 277 homes at The Place located off Isherwood Road. This is the first residential phase on the Carrington Estate with the first dwelling having completed in February 2022 and development expected to complete in September 2026.

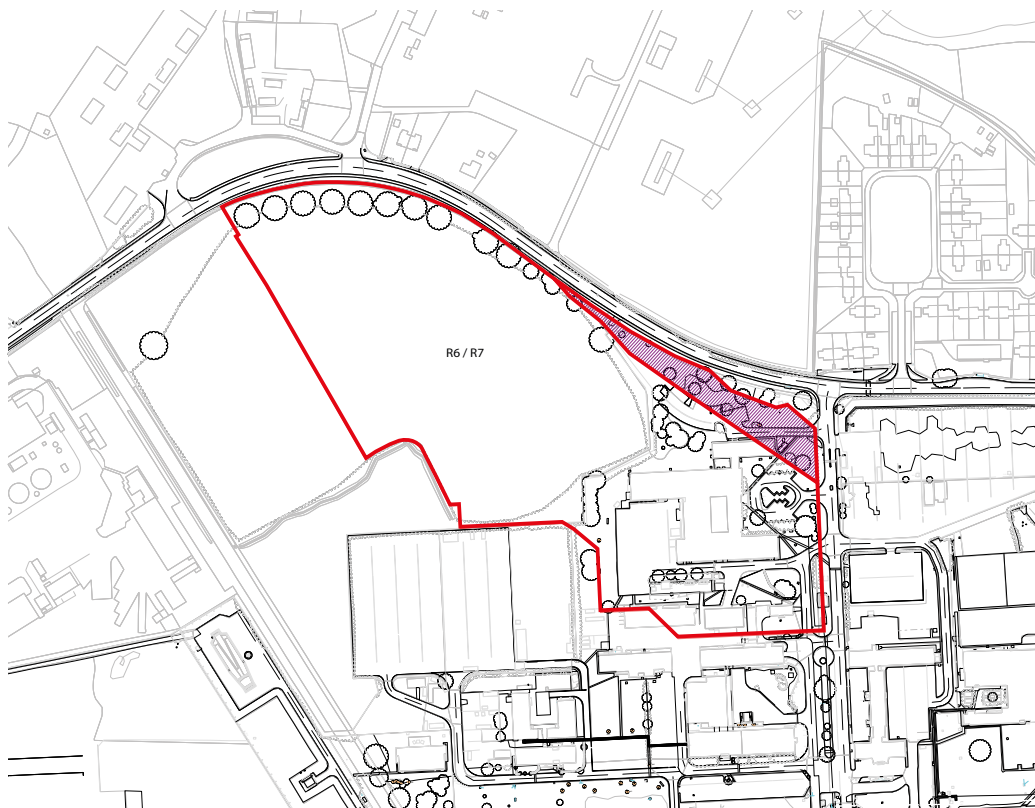
The Meadow is located to the north western part of the Carrington Estate, with the northern boundary adjoining Manchester Road (A6144). As part of the wider masterplan further employment and residential uses are proposed to the east with further employment uses to the south.

Trafford Council are due to submit a planning application for the Carrington Relief Road, which will intersect the Carrington Estate and further improve road connectivity and motorway access. The Council has recently undertaken a public consultation and identified a preferred route of the road along the A1 and not the safeguarded movement corridor. Further information regarding the consultation is available to view via the Councils website.

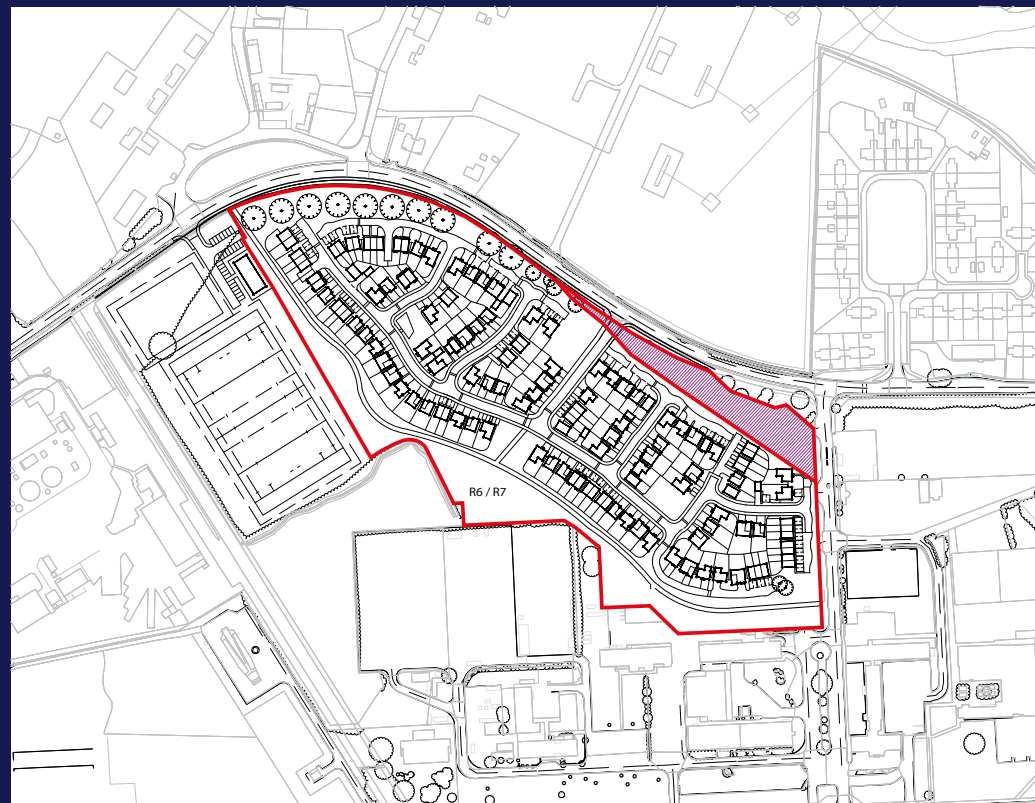
The grey hatched area located along the northern boundary shown on the below plan is currently safeguarded for the provision of the Carrington Relief Road. A pre-emptive right will be granted for the purchaser to acquire an additional parcel of land totalling 0.85 acres should this area not be utilised by the proposed Carrington Relief Road. The additional parcel is highlighted purple within the existing use and illustrative layout plans contained within the dataroom.



existing plan



illustrative layout



PLANNING

Outline permission Ref: 99245/OUT/19 was granted by Trafford Council on 1st May 2020 for the wider Carrington Village scheme. The planning consent is for erection of up to 320 dwellings, up to 668,000 sq ft of employment space (use classes B1/B2/B8 including open storage), up to 12,917 sq ft of retail/health (use classes A1/D1) and demolition of existing buildings and structures.

'The Meadow' which is designated Parcel A in the planning approved Parameter Plan – Land Use, forms the north west part of the overall consent and will be the first phase of delivery.

PLANNING OBLIGATIONS

A copy of the signed s.106 agreement for the wider Carrington Village is contained within the data-room. Whilst the vendor will ultimately ensure compliance of the wider obligations, the purchaser will be obligated to provide at 'The Meadow';

1. 10% Affordable Housing.
 - a. 50% of the Affordable Housing being Affordable Rented Housing and 50% Shared Ownership Housing.
 - b. At least 50% of the Affordable Housing Units to be provided as part of the Development shall be 3 bed dwelling houses and at least 50% of the Affordable Housing Units shall be 1 and 2 bed dwelling houses and/or apartments.
2. Family housing: Bidders to confirm quantity of housing delivered that addresses Condition 9. (221 of the 320 approved units should be allocated as family houses).
3. Open Space, Green Infrastructure and Community Uses: To be delivered in accordance with the Green Infrastructure plans listed in Condition 3 and the additional plan in the S106. In summary 1 no. LEAP and 2 no. LAPS to be delivered – locations to be determined during reserved matters stage.
4. Primary Education contribution of £236,890 (index linked) towards the provision of the Primary Education Facilities. Due on or before occupation of the 33rd dwelling.
5. Contribute to the open space management fee across the wider consented site, payable as areas come forward. The actual amount is to be agreed upon appointment as preferred purchaser.
6. Contribute towards the Travel Plan coordinator. The actual amount is to be agreed upon appointment as preferred purchaser.

CIL

CIL will be charged at the prevailing rate for Trafford MBC.

GROUND CONDITIONS

A full intrusive site investigation report is available for interested parties to satisfy themselves as to ground conditions prior to entering a purchase contract.

SERVICES

It is understood all mains services are available, however, interested parties should carry out their own due diligence. The purchaser will satisfy themselves before entering a contract to purchase.

BOUNDARY TREATMENT

A detailed description of the requirements for the boundary treatment is available in the data room.

TENURE

The site is held freehold. For the purposes of bidding, all interested parties are to assume vacant possession will be obtained by September 2022. Land registry details are available for consideration within the dataroom.

ADDITIONAL INFORMATION

A full information pack is available to download via a dedicated electronic data room. The data room can be accessed below:

PROPOSALS

Comprehensive and preferably unconditional bid proposals are being sought by a specific date to be confirmed separately. Proposals should include the following and to be in the prescribed order;

1. Precise and full purchaser details including track record of acquiring similar opportunities.
2. Full proposal details including layout and accommodation schedule.
3. Offer price and payment profile. VAT will be applicable to the purchase price.
4. Proposed timescales and details of pre-contract due diligence, exchange and completion of purchase.
5. Confirmation of internal approval procedure.
6. Conditions, if any.
7. Full financial details confirming method of funding the land purchase.
8. Solicitor contact details.

CONDITIONS

Written offers are to be submitted to the joint selling agents via email.

- All offers to be submitted by a date to be confirmed separately.
- The vendor does not undertake to accept the highest or any offer.
- A deposit equivalent to 10% of the purchase price will be payable on exchange of contracts.
- Due to adjoining vendor owned land, the purchaser will be required to enter a deliverability agreement as part of the purchase contract.
- An overage provision will be implemented in the event of an onward sale prior to development and/or additional development being gained.
- The selected purchaser will need to be validated for money laundering regulations.

VIEWING

The site is open to see from the public highway, however on-site inspection is strictly by appointment with joint selling agents.

CONTACT



Mike Brassington
0161 831 3317
07825 032 635
mike.brassington@colliers.com

James Strong
0161 831 3325
07484 306821
james.strong@colliers.com



John Lafferty
0161 238 6270
07816 871658
john.lafferty@eu.jll.com

Alex Isles
0161 828 6422
07395 833197
alex.isles@eu.jll.com

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. March 2022.

DESIGNED BY: BLAZE 0161 387 7252