

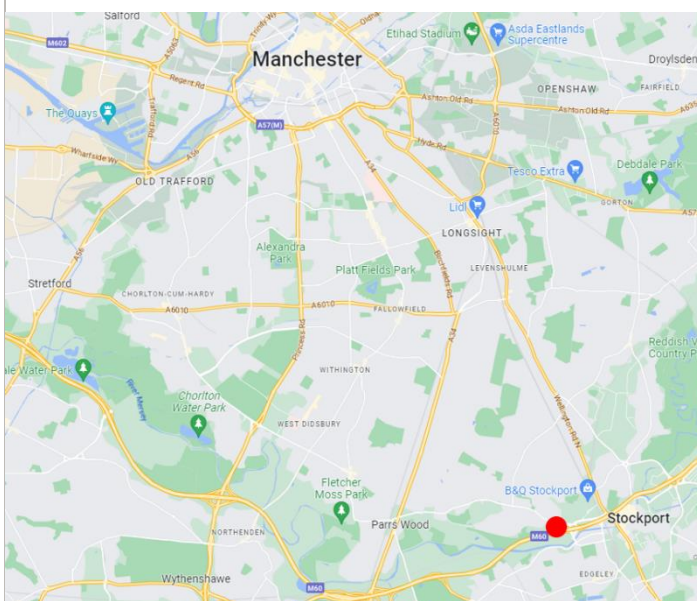
Former Focus School, Heaton Mersey

Site Disposal Brief



237 Didsbury Road, Heaton Mersey, SK4 2AA

May 2023



Former Focus School, Heaton Mersey

Site Disposal Brief



OVERVIEW	• Roger Hannah is instructed to dispose of circa <u>3.36 acres of prime South Manchester development land</u> on behalf of Anwyl Group Limited. • Located at 237 Didsbury Road in Heaton Mersey, within the Borough of Stockport. • Highly desirable and high value residential location. • The site benefits from planning consent for both: – Development of 34 houses (ref: DC/075939). – 10 residential houses and 72 bed retirement apartments (DC/085997). • Accessed from Didsbury Road – providing 120 metres of main road frontage. • <u>Net offers sought – i.e. net of abnormal costs, affordable housing and Section 106.</u> • <u>Strong preference for unconditional offers</u> • Bid deadline of <u>midday on 28th June 2023.</u>
LOCATION	• Exceptional South Manchester location – within walking distance of Heaton Mersey and Heaton Moor village centres. • Stockport town centre is within 1 mile and Manchester city centre is 6 miles to north west. • Accessed via A5145 Didsbury Road which links to J1 of the M60 motorway to the east and the A34 Kingsway to the west.
TRANSPORT	• The site benefits from excellent road and public transport connections. • Train – Heaton Chapel train station approx. 1 mile to the north and Stockport train station approx. 1.5 miles to the south east. • Tram – East Didsbury Metrolink approx. 1.5 miles to the west. • Bus – regular services from Didsbury Road. • Vehicle – within 800 metres of J1 of M60 motorway.
LOCAL AMENITIES	• Benefits from the exceptional local amenity provided in Heaton Mersey, Heaton Moor and Stockport, including bars / cafes, restaurants and retailers. • Marks & Spencer, Tesco x 3, Asda, Aldi, Lidl and Co-op all within 2 miles. • Didsbury Village and Parrs Wood Entertainment complex also within 2 miles.
EDUCATION PROVISION	• Primary Schools – 4 x Ofsted ‘Outstanding’ and 5 x Ofsted ‘Good’ schools within 1 mile. • Secondary Schools – 3 x Ofsted ‘Outstanding’ and 8 x Ofsted ‘Good’ schools within 3 miles. • Close proximity to South Manchester and Stockport’s multiple private schools.
THE SITE	• The site comprises a former school that has been vacant since 2019 with an area of protected woodland to the south west corner. • The north of the site comprises the former school buildings and the south of the site is occupied by a playing field. • There are a number of mature trees to the western and eastern boundaries. • A footpath through Masfield Drive connects Didsbury Road with Tennyson Road to the south. • The site benefits from planning permission for residential development for both: – Development of 34 houses (ref: DC/075939) – 10 residential houses and 72 bed retirement apartments (DC/085997).

Former Focus School, Heaton Mersey

Site Disposal Brief



PLANNING CONSENT (DC/075939)

- The site received planning consent in January 2023 for the *'demolition of existing buildings and redevelopment of the site to provide 34 dwellings, associated landscaping, amended access, car parking and public open space area'* (**application ref: DC/075939**).
- The consent is for a development comprising the following mix:
 - House Type A 3/4 Bed 14 No. @ 1,872 sqft
 - House Type B 4 Bed 6 No. @ 1,717 sqft
 - House Type C 3 Bed 6 No. @ 1,170 sqft
 - House Type D 2 Bed 8 No. @ 743 sqft
- The planning consent will require 13no. of the dwellings are to be delivered as affordable:
 - 2no. House Type C as social rent units
 - 3no. House Type C as shared ownership units
 - 4no. House Type D as social rent units
 - 4no. House Type D as shared ownership units
- Additional Section 106 costs sought include:
 - Monitoring Fee - £7,500
 - Open Space - £191,658
 - Replacement sport facilities - £60,000
- Vacant building credit agreed with Stockport Council, reducing the affordable housing requirement.
- A site layout is contained at Appendix II.

PLANNING CONSENT (DC/085997)

- The site received a resolution to grant consent at planning committee in March 2023 for *'residential development consisting of A) 10 semi-detached houses and B) 72 retirement apartments for independent living with ancillary support services and communal facilities together with associated landscaping, amenity space and car parking'* (**application ref: DC/075939**).
- Precedent set for scale and massing for an alternative development.
- The market 10 semi detached houses comprise split level properties with 2 storeys to the frontage and 3 storeys to the rear. The houses extend to 1,773 sq ft.
- All of the houses are consented for open market sale.
- The retirement element is to be set over 4 storeys and will provide ancillary accommodation along with the following mix of units:
 - 1B2P apartment 1 Bed 37 No. @ 574 sqft
 - 2B3P apartment 2 Bed 24 No. @ 682 sqft
 - 2B3P-C apartment 2 Bed 8 No. @ 694 sqft
 - 2B3P-L apartment 2 Bed 3 No. @ 684 sq ft
- The planning consent for the retirement element is for a 100% affordable scheme of Older Persons Shared Ownership (OPSO). There may be flexibility in tenure, such as affordable rent.
- Additional Section 106 costs sought include:
 - Monitoring Fee – TBC
 - Open Space - £236,079
 - Replacement sport facilities - £60,000
- A site layout is contained at Appendix III.

Former Focus School, Heaton Mersey

Site Disposal Brief

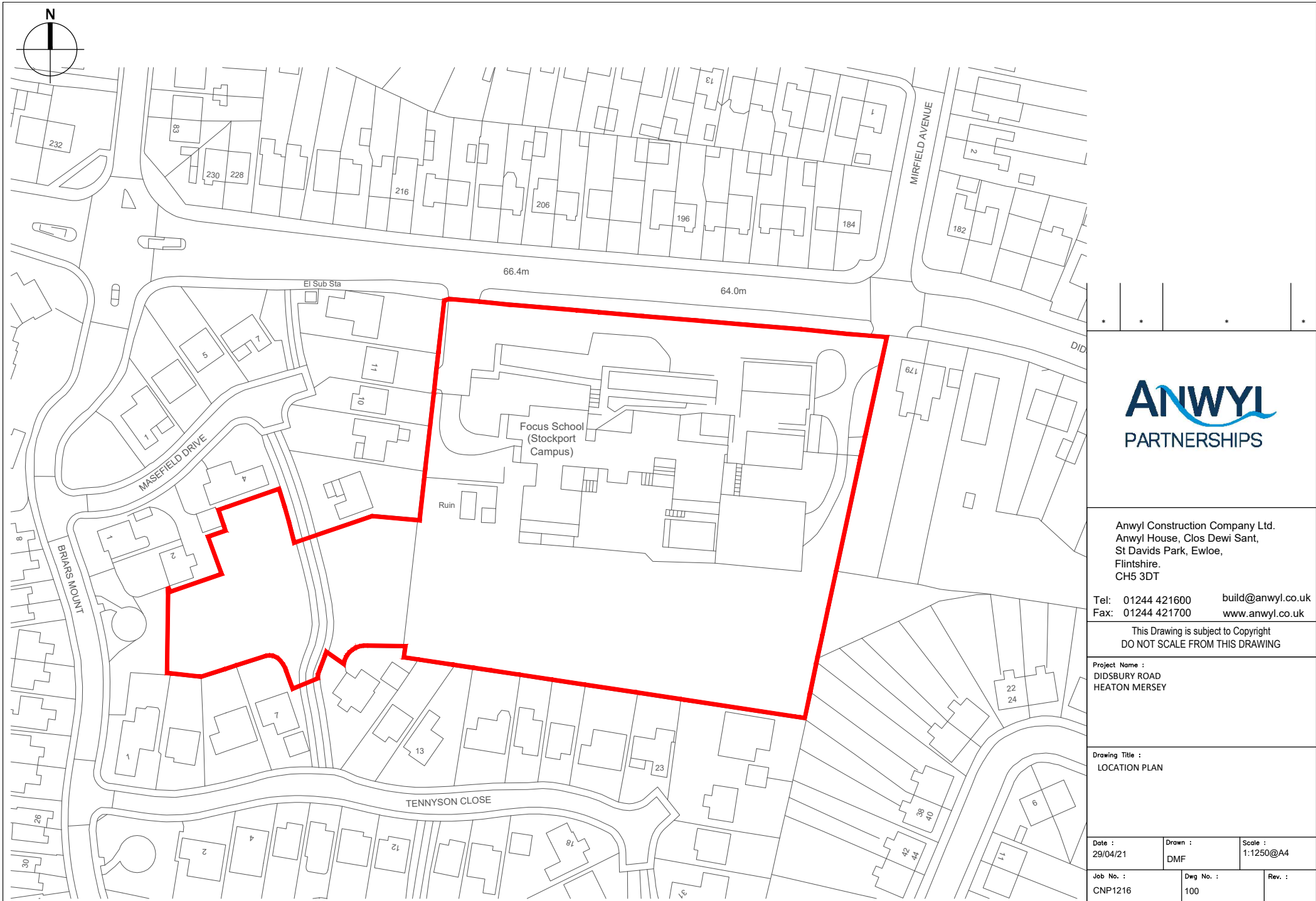


SURVEYS	• A detailed technical pack is available, based on which we are seeking true NET offers, including: – Geo-Environmental Site Assessment – Planning and Technical Documents – Site Plans – Title Information – Topographical Survey – Utilities Survey • Access to the data room is available upon request.		
MARKETING PROCESS	• This is an informal tender process, and we reserve the right to not accept the highest price. • On site viewings can be arranged <u>strictly by appointment only.</u>		
OFFERS	• Bids are invited as follows along with the <u>required supporting information:</u> 1) Nets offers sought – i.e. net of abnormal costs, affordable housing and Section 106 2) Bid proforma – completed with cost assumptions in relation to abnormal costs, affordable housing and S106 3) Strong preference <u>for unconditional offers</u> 4) Confirmation of the purchasing entity and funding position 5) Timings – proposed timescales for both exchange and completion 6) Level of deposit – including clarity over refundable and non-refundable 7) Solicitor's details		
TIMESCLAES	• The deadline for bids is <u>midday on 28th June 2023.</u> • Bids to be sent via email to Tom Shepherd and Tom McDonald (contact details below).		
CONTACTS	Tom Shepherd	07800 549 049	tomshepherd@roger-hannah.co.uk
	Tom McDonald	07738 125 824	tommcdonald@roger-hannah.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991.

These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Regulated by RICS

APPENDIX I – Red Line Plan



Anwyl Construction Company Ltd.
Anwyl House, Clos Dewi Sant,
St Davids Park, Ewloe,
Flintshire.
CH5 3DT

Tel: 01244 421600 build@anwyl.co.uk
Fax: 01244 421700 www.anwyl.co.uk

This Drawing is subject to Copyright
DO NOT SCALE FROM THIS DRAWING

Project Name :
DIDSBURY ROAD
HEATON MERSEY

Drawing Title :
LOCATION PLAN

Date : 29/04/21 Drawn : DMF Scale : 1:1250@A4

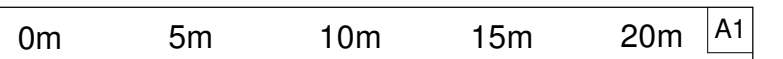
Job No. : CNP1216 Dwg No. : 100 Rev. :

APPENDIX II – Site Layout – 34 houses (DC/075939)



APPENDIX III – Site Layout – 10 houses and 72 retirement apartment (DC/085997)

  **Site_Plan_Proposed**
Scale: 1 : 300



VISUAL SCALE 1:250 @ A1

This drawing must be printed in colour to be read correctly

Notes

Figured dimensions are to be used in all cases.
Dimensions should not be scaled from drawing
All existing dimensions should be checked on site before commencement of the work.
Any discrepancies in dimensions should be clarified with the Architect prior to commencement of the work.
No deviation from this drawing will be permitted without the prior written consent of the Architect.
This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.
This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.
This drawing is to be read in conjunction with the relevant Fire Safety Strategy drawings

This drawing must be read in conjunction with LMA drawing 7500_Strategy_DesignersRiskAssessment which indicates all current and active designers risks that have been identified by Lovelock Mitchell Architects in accordance with the CDM Regulations 2015.

This drawing is copyright and to be returned to the architect on completion of the contract.



7002_Schedule_Numbered_Annotation

Reference	Description
-----------	-------------

Boundary Treatment

BT1	New Facing Brick Wall: Red Multi: Private Access Via Individual Pedestrian Gates
BT2	New Landscape Buffer Along Southern Boundary: Refer to Landscape Strategy

Proposed Buildings

B1.0	Semi-detached House: 4B7P Pair
B2.0	Apartment Building: 3 Storey Element: Non-accessible Sedum Roof
B2.1	Apartment Building: Main Entrance At Level 03
B2.2	Apartment Building: 4 Storey Element: Non-accessible Flat Roof
B2.3	Apartment Building: 3 Storey Element: Accessible Roof Terrace - Refer To GA Plans
B3.0	External Secure Bin Store

Site Feature	Yes	No
1. Is the site located in a flood-prone area?		
2. Is the site located in a seismic zone?		
3. Is the site located in a high-wind area?		
4. Is the site located in a high-traffic area?		
5. Is the site located in a high-pollution area?		
6. Is the site located in a high-noise area?		
7. Is the site located in a high-temperature area?		
8. Is the site located in a high-humidity area?		
9. Is the site located in a high-salt area?		
10. Is the site located in a high-oxygen area?		
11. Is the site located in a high-carbon area?		
12. Is the site located in a high-nitrogen area?		
13. Is the site located in a high-sulfur area?		
14. Is the site located in a high-phosphorus area?		
15. Is the site located in a high-potassium area?		
16. Is the site located in a high-sodium area?		
17. Is the site located in a high-magnesium area?		
18. Is the site located in a high-calcium area?		
19. Is the site located in a high-iron area?		
20. Is the site located in a high-zinc area?		
21. Is the site located in a high-copper area?		
22. Is the site located in a high-nickel area?		
23. Is the site located in a high-lead area?		
24. Is the site located in a high-mercury area?		
25. Is the site located in a high-cadmium area?		
26. Is the site located in a high-chromium area?		
27. Is the site located in a high-manganese area?		
28. Is the site located in a high-selenium area?		
29. Is the site located in a high-bromine area?		
30. Is the site located in a high-iodine area?		
31. Is the site located in a high-fluorine area?		
32. Is the site located in a high-chlorine area?		
33. Is the site located in a high-oxygen area?		
34. Is the site located in a high-carbon area?		
35. Is the site located in a high-nitrogen area?		
36. Is the site located in a high-sulfur area?		
37. Is the site located in a high-phosphorus area?		
38. Is the site located in a high-potassium area?		
39. Is the site located in a high-sodium area?		
40. Is the site located in a high-magnesium area?		
41. Is the site located in a high-calcium area?		
42. Is the site located in a high-iron area?		
43. Is the site located in a high-zinc area?		
44. Is the site located in a high-copper area?		
45. Is the site located in a high-nickel area?		
46. Is the site located in a high-lead area?		
47. Is the site located in a high-mercury area?		
48. Is the site located in a high-cadmium area?		
49. Is the site located in a high-chromium area?		
50. Is the site located in a high-manganese area?		
51. Is the site located in a high-selenium area?		
52. Is the site located in a high-bromine area?		
53. Is the site located in a high-iodine area?		
54. Is the site located in a high-fluorine area?		
55. Is the site located in a high-chlorine area?		
56. Is the site located in a high-oxygen area?		
57. Is the site located in a high-carbon area?		
58. Is the site located in a high-nitrogen area?		
59. Is the site located in a high-sulfur area?		
60. Is the site located in a high-phosphorus area?		
61. Is the site located in a high-potassium area?		
62. Is the site located in a high-sodium area?		
63. Is the site located in a high-magnesium area?		
64. Is the site located in a high-calcium area?		
65. Is the site located in a high-iron area?		
66. Is the site located in a high-zinc area?		
67. Is the site located in a high-copper area?		
68. Is the site located in a high-nickel area?		
69. Is the site located in a high-lead area?		
70. Is the site located in a high-mercury area?		
71. Is the site located in a high-cadmium area?		
72. Is the site located in a high-chromium area?		
73. Is the site located in a high-manganese area?		
74. Is the site located in a high-selenium area?		
75. Is the site located in a high-bromine area?		
76. Is the site located in a high-iodine area?		
77. Is the site located in a high-fluorine area?		
78. Is the site located in a high-chlorine area?		
79. Is the site located in a high-oxygen area?		
80. Is the site located in a high-carbon area?		
81. Is the site located in a high-nitrogen area?		
82. Is the site located in a high-sulfur area?		
83. Is the site located in a high-phosphorus area?		
84. Is the site located in a high-potassium area?		
85. Is the site located in a high-sodium area?		
86. Is the site located in a high-magnesium area?		
87. Is the site located in a high-calcium area?		
88. Is the site located in a high-iron area?		
89. Is the site located in a high-zinc area?		
90. Is the site located in a high-copper area?		
91. Is the site located in a high-nickel area?		
92. Is the site located in a high-lead area?		
93. Is the site located in a high-mercury area?		
94. Is the site located in a high-cadmium area?		
95. Is the site located in a high-chromium area?		
96. Is the site located in a high-manganese area?		
97. Is the site located in a high-selenium area?		
98. Is the site located in a high-bromine area?		
99. Is the site located in a high-iodine area?		
100. Is the site located in a high-fluorine area?		

SF1	Site Entrance Junction: Visibility Splay 2.4m x 40m
SF2	Private Gardens
SF3	Apartment Parking: 9no.
SF4	Retaining Wall: Timber Crib Lock (Subject to further design & agreement with LA post planning)
SF5	Seating Area
SF6	Vehicle Turning Head
SF7	Apartment Parking: 30no.
SF8	Main Apartment Entrance: Level 0
SF9	Secure Bin Storage
SF10	New Access (Road & street lighting subject to further agreement with local LA post planning)
SF11	Landscape: Refer to Landscape Strategy
SF12	Landscape: Public Open Space
SF13	Landscape: Informal Play
SF14	Landscape: Wetland Habitat

P5	Road and parking updated to suit comments	LF	CW	17-10-22
P4	Drawing updated following client comment	CW	MR	16-03-22
P3	Access junction radii updated. Parking updated to illustrate accessible bays	CW	MR	17-12-21
P2	Site boundary updated as per client comment	CW	MR	25-11-21
P1	Planning issue	CW	MR	12-11-21
Rev.	Revision description	Drawn	Checked	Date



Lovell Mitchell Architects
3 Stanley Street, Chester, CH1 2LS
Tel +44 (0) 1244 404321

-mail: admin@lovelockmitchell.com
web: www.lovelockmitchell.com

Project
Proposed Residential Development
Didsbury Road, Heaton Mersey

Title
Site_Plan_Proposed

LMA Project	Drawing number							Rev.
	Project	Originator	Zone	Level	Type	Role	DrawingNumber	
1837	AHM	LMA	00	XX	DR	A	7002	P5