



PRIME TOWN CENTRE DEVELOPMENT OPPORTUNITY

Parsonage Street

Macclesfield, SK11 7GY

savills

KEY CONSIDERATIONS

- Prime urban redevelopment opportunity
- Cleared site extending to approximately 1.16 acres (0.47 hectares)
- Located within Macclesfield town centre
- Freehold sale with Vacant Possession
- Planning consent granted for redevelopment



SITUATION

The land at Parsonage Street is located within Macclesfield town centre, close to Macclesfield train station.

Macclesfield is a well-regarded location within Cheshire East by virtue of its transport links and high quality schools. Macclesfield train station is located on the West Coast Main Line and therefore benefits from regular services to Manchester (due north) and London (due south). In addition, the A523 (Silk Road) passes through Macclesfield connecting to the Manchester Airport Eastern Link Road.

There are also several high quality schools in Macclesfield including the King's School, Macclesfield (ISI rated "excellent" – January 2022), Fallibroome Academy (Ofsted rated "good" – November 2022) and Macclesfield College (Ofsted rated "good" – October 2020).

Macclesfield is also well known for its links with Astrazeneca. They are a key employer in the town with a significant facility just off the A523.

The property itself is located off Parsonage Street, towards the south of the town centre. A short walk to the north west is Macclesfield's main high street which features a Tesco Superstore, Aldi and several bars and restaurants. The popular Macclesfield Picturedome Food Hall is also just a short walk to the north west.

THE PROPERTY

The property is split into two parcels either side of Parsonage Street. The larger parcel, to the east side of Parsonage Street, previously accommodated The Tower building – a 6 storey building that has now been demolished. The west side of Parsonage Street previously accommodated a series of smaller light industrial units, although these have also been demolished.

The property's main frontage is to the A536 (Park Street) to the east, with a corner to Park Green.

The two parcels extend to 0.76 acres and 0.28 acres respectively, with Parsonage Street being incorporated in addition to facilitate the consented development, totalling approximately 1.16 acres. It is anticipated that any future scheme will follow the red line plan of the consented scheme.

PROPOSALS

On behalf of Lidl GB Limited, Savills are instructed to seek offers for the property. The preference is for unconditional offers however conditional offers will also be considered.

PLANNING POSITION

The property is under the jurisdiction of Cheshire East Council and most notably falls within the principal town boundary for Macclesfield.

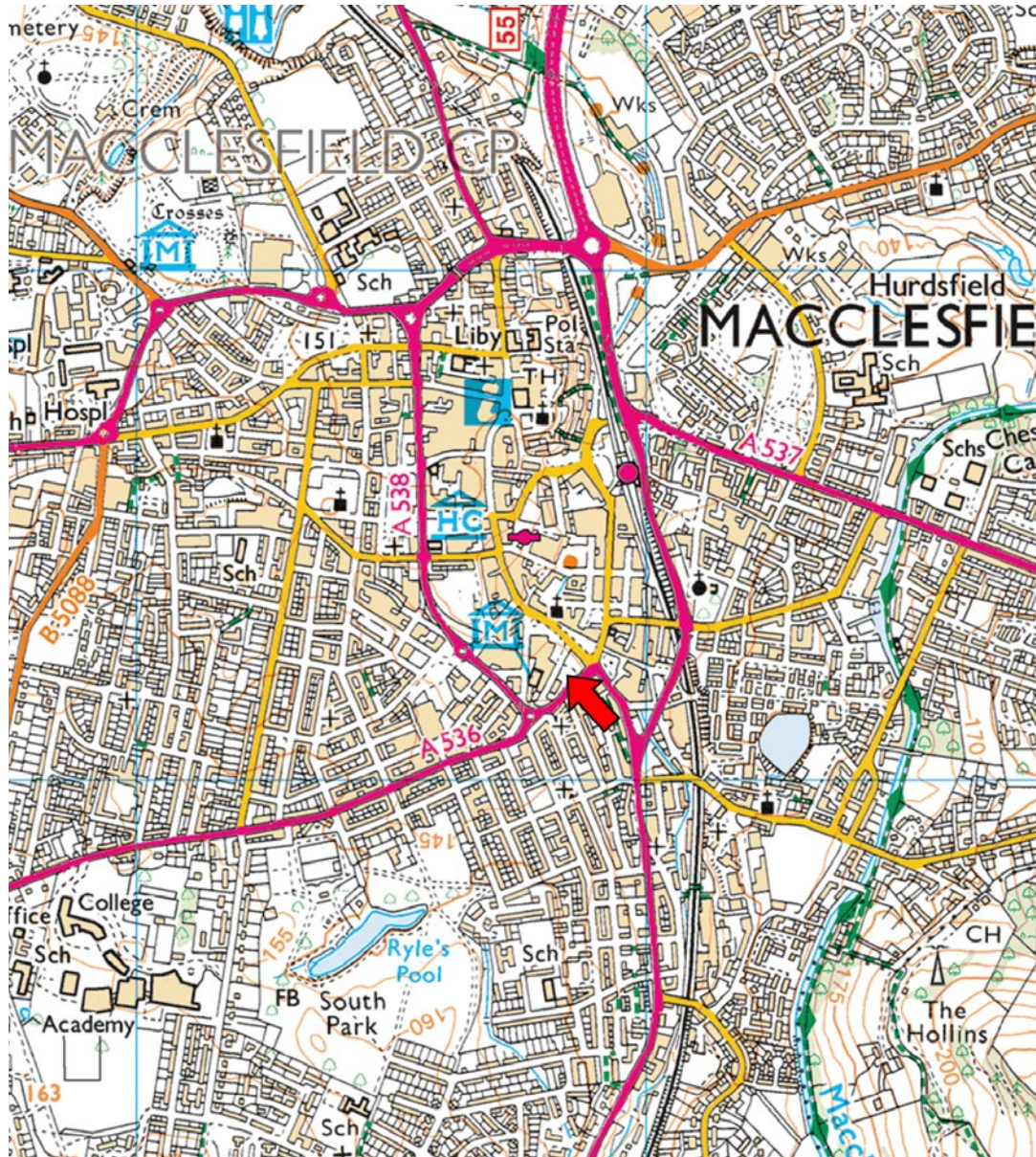
The site has a planning consent for the development of a 2-storey retail unit (class A1) with associated car parking and servicing areas. Notwithstanding this, the site could be redeveloped for a range of uses such as a care home, senior living, retail or residential, in-line with the applicable policies – further details will be provided to interested parties by way of a planning brief. Savills planners will be available to discuss in more detail.

PROCESS

In the first instance, we would invite parties to confirm their interest via e-mail to either Ned Books or Ed Rooney using the details below. Thereafter, you will be provided with access to a secure data room where you will find all available legal, planning and technical information.

You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, to Ned Brooks or Ed Rooney by the confirmed tender deadline date.





VIEWING

The property may be viewed from the roadside, however should you wish to undertake an accompanied site walk, please get in touch with Ned or Ed.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the property.

LEGAL COSTS

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 property.

CONTACT

For further information please contact:



Ned Brooks

Savills Manchester
nbrooks@savills.com
07812 249 394

Ed Rooney

Manchester
erooney@savills.com
07807 999 801

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