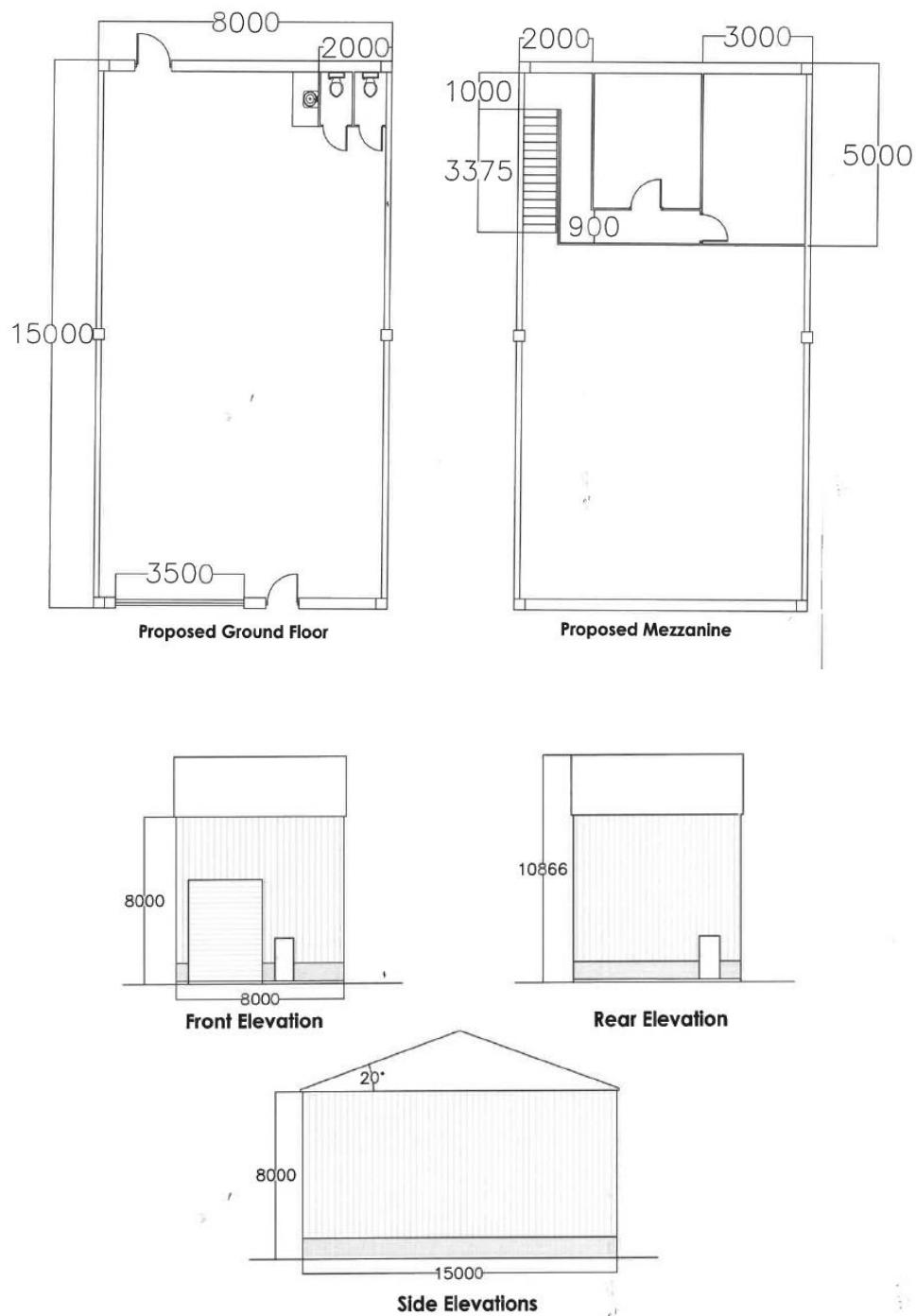




BRITISH  
PROPERTY  
AWARDS  
2018 & 2019  
★★★★★  
GOLD WINNER

ESTATE AGENT  
IN CONGLETON

Timothy a  
brown



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a  
brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)



## Industrial/Warehouse Development Units

Turf Lane, Macclesfield,  
Cheshire SK11 7TT

- INDUSTRIAL WAREHOUSE REDEVELOPMENT SITE
- 10 INDUSTRIAL UNITS IN 2 SEPARATE BLOCKS
- EACH UNIT GROSS FLOOR AREA OF 110.6m<sup>2</sup> (1190.4ft<sup>2</sup>)
- WITH 32m<sup>2</sup> (344ft<sup>2</sup>) MEZZANINE FLOOR OFFICE SPACE

Offers Over £800,000  
Plus VAT

\*\*\*INCOME PRODUCING REDEVELOPMENT SITE -  
CGI'S ARE FOR ILLUSTRATION PURPOSES ONLY\*\*\*

Proposed Construction

10 Units. Two banks of five units, separated by a vehicular turning area, finished in profiled metal cladding over lower level brickwork under a profiled metal sheet roof incorporating roof lights.

Each unit gross floor area of 110.6m<sup>2</sup> (1190.4ft<sup>2</sup>) with 32m<sup>2</sup> (344ft<sup>2</sup>) mezzanine floor office space. Each unit would have an eaves height of 8m (26ft 3in) and ridge height for 10.86m (35ft 8in) with roller door.

The development will be built on an existing fenced 'brownfield use' site of 1.013 acres (0.41 ha). Outline application has been approved for the demolition of an existing building and the erection of 10 Industrial/Warehouse Units.

The proposal is to clear the site of existing buildings and construct two terraces of units together with parking and turning areas. The application is in outline, with all matters reserved. The application indicates gross internal floor space of 14,265 sq m (15,349 ft<sup>2</sup>) of B1/B2 and B8 uses could be provided. For further details, please refer to Cheshire East Council Planning Department quoting Application Number 20/2520M and Decision Notice dated 1/10/2020.

The site is located in a mixed use area which is going to be redeveloped in the near future. The council briefly indicated on Page 227 of the Local Plan Strategy 2010-2030 Site LPS 13 that this edge of town area has been earmarked for the following:

- A delivery of link road between Congleton Road and London Road (please refer to Planning Application Number 19/1796M). It is proposed that a new roundabout will be built on the edge of this site allowing good access.

- This would allow the development to link into 1,050 dwellings

- Around 5 hectares of employment land

- 5,000 sq metres for the provision of a new superstore

- New primary school, public house and restaurants, health club/gym, as well as green infrastructure.

**LEGAL COSTS :** Each party to be responsible for their own costs incurred in the transaction.

**AGENTS NOTE :** We are advised that the site was decontaminated prior to the existing occupied use. Under the existing lease agreement the tenant is obliged to return the site to the vendor decontaminated after carrying out appropriate remedial measures.

**TENURE :** We understand the site is Freehold.

**VIEWING :** Strictly by appointment through sole selling agent TIMOTHY A BROWN.

**MONEY LAUNDERING REGULATIONS :** We are required by law to carry out due diligence on all purchasers once an offer is accepted. We are required to obtain proof of identity and proof of address of all the prospective purchasers.

**LOCAL AUTHORITY:** Cheshire East

**PROOF OF IDENTITY :** To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

**DIRECTIONS:** Proceed into Macclesfield on the A523 Leek to Macclesfield Road. Proceed past Lyme Green Retail Park and just before Macclesfield Football Club, turn left into Star Lane. Continue to the end of the road and turn left onto Moss Lane and next left onto Turf Lane.

**NOTICES RELATING TO PROPERTY  
MISREPRESENTATION AND PROPERTY  
MISDESCRIPTIONS ACT**

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T.). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

