



Cheshire East Commercial Property Review 2018

Executive Summary

This review contains details of all the major commercial property transactions carried out in 2017 across Cheshire East. In 2017, Cheshire East saw a diverse market performance from all major sectors. Within a political landscape characterised by change and uncertainty, the commercial market demonstrated a remarkable resilience, even considering levels in the office and industrial markets were a touch lower than recent years.

Office deals in 2017 achieved a notably improved average deal size, comprising a total of 16,239 sqm. overall with rent levels holding well across the Borough. These figures represent a fall from 2016 levels. The industrial market activity in 2017 saw a total of 56,455 sqm. of space, with demand for high-end industrial units outstripping supply, resulting in fewer transactions than in 2016.

Office

Echoing the story of last year’s report, office deals in 2017 did not quite hit the record highs of 2013/2014. Building off the strong foundation set in 2016 however, office deals in 2017 achieved a notably improved average deal size.

- 29 office deals were completed in 2017, comprising a total of 16,566 sqm. This total transacted space is the fourth highest total recorded since 2010.
- The largest number of deals this year were completed in Crewe with a total of nine, comprising 5,478 sqm. The most amount of floorspace, 6,400 sqm, was transacted in Macclesfield.
- The year’s largest office deal saw Pochin agree to develop brand new offices at Admiral Court on Crewe Business Park for Radius Payment Solutions in a deal worth £12 million. The four-storey, bespoke office development includes a gym, communal meeting areas and a café.
- In Macclesfield, Cyprotex moved into 2,299 sqm at No. 24 Mereside at Alderley Park. As well as making this the largest deal completed in the town in 2017, it also marked the year’s prime office rent which stood at £199.13 per sqm.
- Alderley Park also saw some activity late in the year as Bruntwood announced talks were taking place with insurance company Royal London for the sale of Parklands. The move, which is expected to take place before 2020, will mean up to 1,200 jobs are retained within Cheshire East.

Office Market Statistics

Total		
No. of Deals	Floorspace (Sqm)	
29	16,566	

Ordered by total area size		
Area	No. of Deals	Total Area (Sqm)
Macclesfield	5	6,400
Crewe	9	5,478
Congleton	4	1,393
Middlewich	5	1,279
Wilmslow	2	870
Alderley Edge	1	309
Handforth	1	308
Knutsford	1	298
Holmes Chapel	1	231
Total	29	16,566

Industrial

Following a record-setting industrial year in 2016, levels last year did not quite hit the highs of previous reports. Not be outdone however, 2017 saw a number of high-profile transactions which continue to demonstrate Cheshire East’s standing as a desirable business location.

- 39 deals were completed in 2017 comprising a total of 60,854 sqm. Unsurprisingly, the majority of deals were completed in Crewe, totalling 15. Thanks to a number of large lot sizes, these deals accounted for 65 percent of the total floorspace transacted last year.
- The biggest three industrial deals of the year completed in Crewe, the largest of which being the sale of Crewe Cold Store on Gresty Road. An undisclosed purchaser bought the facility in a deal worth £2.65 million, or £173.10 per sqm. The other two deals both completed on Weston Road and saw Q92 leased to Warehouse One Distribution Ltd on a 10 year term, as well as the sale of JTI to Quorum Property Investment.
- Alderley Park welcomed Cancer Research UK and Concept Life Sciences to the Mereside Campus, with both companies taking a combined 8,675 sqm of space. Both of these deals sit within the largest three Macclesfield deals of the year, the second largest seeing Fastrak Retail take 1,672 sqm at Star Business Park on Congleton Road.
- The prime industrial rent for 2017 stood at £128.89 per sqm, achieved at Plot 74, Midpoint 18 where Scottish Power leased 1,319 sqm off Pochin.

Industrial Market Statistics

Total		
No. of Deals	Floorspace (Sqm)	
39	60,854	

Ordered by total area size		
Area	No. of Deals	Total Area (Sqm)
Crewe	15	36,719
Macclesfield	12	16,860
Middlewich	4	2,727
Sandbach	4	1,931
Congleton	1	1,115
Poynton	1	696
Holmes Chapel	1	581
Knutsford	1	225
Total	39	60,854



Investment

Thanks to the transaction of the BAE Systems facility in Crewe, investment deals hit a record high in terms of total spend and space exchanged in 2017. A strong number of smaller retail transactions also secured 2017’s record-setting year in regards to the total number of deals completed.

- 29 deals were completed in 2017, amounting to a combined spend of £118.5 million. The total space transacted across all sectors last year amounted to 103,853 sqm. Thanks to a number of smaller transactions, some less than 200 sqm, the retail sector accounted for the highest frequency of deals. Elsewhere, office deals were slightly down and industrial deals produced the most significant total value.

- The most high-profile investment deal of 2017 was the purchase of the BAE Systems facility at Radway Green in Crewe. The 32,516 sqm facility, was purchased by a consortium of Korean institutional investors for £56 million. The deal represented a Net Initial Yield of 5 percent.
- The year’s most significant office investment occurred at Infinity House on Crewe Business Park. Anglo Scandinavian Estates purchased the 4,808 sqm building from Stansted Estates Ltd in a deal worth £6.8 million. The building itself is let to global IT supplier Fujitsu at an annual rental of £660,000. The deal represented a Net Initial Yield of 9.1 percent.

Investment Market Statistics

Total		
No. of Deals	Floorspace (Sqm)	Price (£million)
29	103,853	118.5

Ordered by total area			
Area	No. of Deals	Total Area (Sqm)	Price (£million)
Office	7	83,617	79.50
Retail	7	10,423	10.87
Industrial	11	9,813	26.7
Leisure	4	U/D	1.47
Total	29	103,853	118.5

Average	Floorspace (Sqm)	Price (£million)
	3,581	4.09

Retail/Leisure

Cheshire East welcomes over 16 million visitors each year. Figures reported in 2017 demonstrate that the Borough’s visitor economy grew by 6.3 percent in the previous year, amounting to a sector total of £895 million.

- Plans have been announced for the regeneration of Crewe’s Royal Arcade site. The £48 million scheme is expected to include an eight-screen cinema; gym; restaurants and shops; along with a bus-station and multi-storey car park.
- A number of significant retail plans were approved last year and a £11 million scheme to extend and upgrade the Grosvenor Centre in Macclesfield Town Centre is nearing completion.
- In December plans were approved for a £20.5 million heritage and visitor centre at Jodrell Bank. The new centre will be constructed as part of the First Light Project, a scheme that will see the construction of an auditorium, outdoor café, offices and exhibition space.

Residential

In a year in which Crewe was named the second-best place to live in the UK by Property Week’s Hot 100, and Alderley Edge saw the average price of a detached house rise above £1 million, Cheshire East Council gave the greenlight to a number of planning applications and ushered in a number of new developments.

- Consultation began on the Council’s new Housing Strategy in November. The Strategy, which addresses the Council’s approach to new housing between 2018 and 2023, is also intended to reflect the significant changes to the local and national political and policy landscape.
- Three planning approvals saw the greenlight given to 900 homes across three developments in Congleton, Handforth and Poynton. The largest of the three, a 26 hectare development in Congleton will see 500 new homes built and a £3.2 million sum committed by the developer towards education provision and the new Congleton Link Road. The two other plans will see 250 homes built in Handforth and 150 built in Poynton.
- The 53 ha South Macclesfield Development Area, designated as a housing and employment site in the Cheshire East Local Plan, has been approved for a development of 950 homes. The site will also be supplemented by 4,000 sqm of retail space and 10,500 sqm of commercial accommodation.



Office

Echoing the figures reported last year, office deals in 2017 did not quite hit the highs of 2014/2015. Maintaining a consistent quantity of transactions is not be overlooked however and whilst 2017 remained in line with the long term average, it also saw an improved average deal size.

A total of 29 office deals were completed in 2017, comprising 16,566 sqm. This total transacted space is the fourth-highest total recorded since 2011 and the second-highest when excluding the two exceptional, record years in 2014 and 2015.

In June 2017, BE Group reported just over 42,350 sqm of vacant floorspace across the Borough, representing a vacancy rate of 7.6 percent against stock, or in terms of supply going forward, around a 2.6 year supply. This is not an oversupply by any stretch and agents continue to report that at the quality end of the market there is a reducing supply.

Unsurprisingly, Macclesfield and Crewe were the best performing individual towns. The largest number of office deals this year were completed in Macclesfield with a total of nine, comprising 5,478 sqm. The most amount of floorspace, 6,400 sqm, was transacted in Crewe, where the number of deals completed matched those completed in Congleton.

The year's largest office deals saw Pochin agree to develop brand new offices at Admiral Court on Crewe Business Park for Radius Payment Solutions, in a deal worth £12 million. Work on the four-storey bespoke office building began last year and will see the Sunday Times Track 100 company take staff levels to 500. The development is expected to complete in mid-2018 and will include a gym, communal meeting areas and a café. Once complete, Radius Payment Solutions' new Crewe office will look to complement the company's 20 strong office locations across 13 countries.

In Macclesfield, No. 24 Mereside at Alderley Park gained a new occupier with Biotech company Cyprotex moving into the 2,299 sqm space. As well as making this the largest deal completed in the town in 2017, it also marked the year's prime office rent which stood at

£199.13 per sqm. Whilst not quite matching the prime figure achieved in the previous year, this rent does sit in line with the average from the last seven years. This is still significant given the sharp rises witnessed in 2013 and 2016.

The year's largest office deals saw Pochin agree to develop brand new offices at Admiral Court on Crewe Business Park for Radius Payment Solutions, in a deal worth £12 million.

Indeed overall rent levels held well across the Borough. While the prime rents were achieved at Alderley Park, several locations, including Orbit Developments' space at Riverside Park in Wilmslow, achieved consistent levels nearing £190 per sqm. In recent years, rents have been consistently steady around £180-190 per sqm, although there is clearly a marked difference between individual towns.

Of the deals reported, seven were freehold transactions. The sale price for the new development for Radius Payment Solutions at Crewe Business Park equates to just over £2,180 per sqm, although the highest value recorded was for the 318 sqm 27-29 Manchester Road in Wilmslow which achieved £2,672 per sqm.

Of several notable deals completed in 2017, BioScript leased just over 1,350 sqm in Trelawney House on Chestergate, Macclesfield. Continuing the theme of popularity for Cheshire East amongst science-based enterprises, the company took the space on a six year term and at a rate of £96.08 per sqm. Bioscript specialise in writing technical literature and communications for the pharmaceutical industry, and are part of a growing cluster of similar businesses which have grown up in the Macclesfield area.

Elsewhere, three of the four office deals in Wilmslow were completed by Orbit Developments, the largest of which was the 656 sqm lettings to Knights Solicitors. Congleton saw five deals last year, of which the largest saw part of The Mill leased by Lehvoss UK at £108.95

per sqm. In addition to this, although only represented by a single deal in each, the towns of Alderley Edge, Handforth, Knutsford and Holmes Chapel are also featured in 2017's take-up figures.

Looking internationally, following an acquisition by investment firm Berkshire Partners and New Balance Holdings in 2015, The Rockport Group has settled in Wilmslow town centre, establishing the location as the company's flagship office for the UK, Ireland and Europe. The company separated from their previous parent outfit Adidas Group in 2015 and had been seeking a new base that would complement their existing global headquarters in Massachusetts, USA. The company's new 219 sqm premises at 11 Station Road was developed to shell by Orbit Developments and leased at a rate of £172.22 per sqm.

Looking away from the more traditional commercial market, it is worth noting that construction work is now underway on the Square Kilometre Array Global Headquarters at Jodrell Bank. The 4,200 sqm HQ building will eventually be home to more than 135 staff from over 13 countries, tasked with managing the construction and operation of the SKA telescope, located in southern Africa and western Australia. The building will include 18 meeting rooms equipped with videoconferencing to communicate with a workforce spanning 20 time zones. In addition, the council chamber can be converted into a 159-seat auditorium for scientific conferences and public talks. Jodrell Bank is now on the UK shortlist for UNESCO World Heritage Site status and its Discovery Centre attracts up to 165,000 visitors per year.



Office Deals

PROPERTY	VENDOR/LANDLORD	TENANT/PURCHASER	SIZE (SQ. M.)	RENT/PRICE (SQ. M.)	LEASE TERM (YEARS)	AGENT
CREWE						
Admiral Court, Crewe Business Park	Pochin	Radius Payment Solutions	5,500	£2,181.82	Freehold	Matthews & Goodman / Legat Owen
222-224 Nantwich Road	Westfield Property Investments	Poole Alcock	295	£110.17	10	Legat Owen
South Wing, Crewe Hall, Weston Road	Undisclosed	Clarke Steel Distribution Ltd	205	£94.39	3	Source: EGi
Ground Floor, 523 West Street	Absolute Recruitment Ltd	Bema Rail Training	200	£65.55	3	Legat Owen
Unit 1, Cranham Court, Crewe Business Park	Provincial Land Ltd	Westerby Trustee Services Ltd	200	Undisclosed	Freehold	Source: EGi
MACCLESFIELD						
No 24 Mereside, Alderley Park	Manchester Science Partnerships Ltd	Cyprotex	2,299	£199.13	Undisclosed	Hallams Property Consultants
Trelawney House, Chestergate	Alta Vera Ltd	Bioscript Group Ltd	1,353	£96.08	6	Hallams Property Consultants
19F34, Alderley Park	Manchester Science Partnerships Ltd	EM Resist Ltd	371	£199.13	Undisclosed	Hallams Property Consultants
1 Lowe Street	Undisclosed	Crossfit Silk	327	Undisclosed	5	Greenham Commercial
Unit 3, Maple Court, Davenport Street	Undisclosed	Love Live Ltd	283	£95.41	10	Hallams Property Consultants
Signal House, Hurdsfield Industrial Estate, Hulley Road	Undisclosed	Delta Com Tech	235	£68.09	5	Greenham Commercial
First Floor (Part), The Courtyard, Catherine Street	Magnus Real Estate Ltd	Undisclosed	210	Undisclosed	Undisclosed	Hallams Property Consultants
Suite 6, Europa House, Adlington Business Park	Kingscrown Properties	Fleet Complete Ltd	200	£86.46	5	Hallams Property Consultants
First Floor, Office 2, Merchant Exchange, Waters Green	Quorum	Undisclosed	200	£151.23	Undisclosed	Williams Sillitoe Commercial
WILMSLOW						
First Floor, Riverside Court, Riverside Park	Orbit Developments Ltd	Knights Solicitors LLP	656	£188.30	Undisclosed	Williams Sillitoe Commercial
27-29 Manchester Road	Rowanmoor Trustees Ltd	Undisclosed	318	£2,672.96	Freehold	Hallams Property Consultants
First Floor, 11 Station Road	Orbit Developments Ltd	Rockport Group	219	£172.22	Undisclosed	Williams Sillitoe Commercial
Ladyfield House, Station Road	Orbit Developments Ltd	Waterland BV	200	Undisclosed	Undisclosed	Source: EGi
MIDDLEWICH						
Dalton House, Dalton Way	Glashen Services	Isotopx	594	£1,136.36	Freehold	Legat Owen
5 Verity Court, Pochin Way	Glashen Services	Ellison Property	276	£1,539.86	Freehold	Legat Owen
CONGLETON						
The Mill	Leigh Investments	Lehvoss UK	413	£108.95	10	Williams Sillitoe Commercial
The Post House, 8 Mill Street	Undisclosed	Undisclosed	266	£676.69	Freehold	Timothy A Brown
First Floor, Holland House, Holland Business Park	Undisclosed	Undisclosed	200	£128.51	Undisclosed	Source: EGi
Ground Floor, Holland House, Holland Business Park	Undisclosed	Undisclosed	200	£86.04	Undisclosed	Source: EGi
20 West Road	Undisclosed	Ballytrain Properties Ltd	200	Undisclosed	Freehold	Source: EGi
ALDERLEY EDGE						
First Floor, Alderley Edge Festival Hall	Alderley Edge Parish Council	Pilates Studio	309	£177.61	5	Williams Sillitoe Commercial
HANDFORTH						
Chadsworth House, Wilmslow Road	Quorum	Rosehill	308	£161.78	6	Williams Sillitoe Commercial
KNUTSFORD						
Unit B, Mosley Hall Farm	Mr Mitchell	Best International	298	£172.34	5	Williams Sillitoe Commercial
HOLMES CHAPEL						
6 Whiteside, Station Road	Whiteside Properties Ltd	Redland Care Commercial Ltd	231	£155.84	5	Hallams Property Consultants

Industrial

Following a record-setting industrial year in 2016, boosted by a significant number of smaller, new-build deals at Radway Green and First Business Park in Crewe, levels last year did not quite hit the highs of the previous three years with overall take-up down by around one-third from last year. Not to be outdone however, 2017 saw a number of large and high-profile transactions which continue to demonstrate Cheshire East's appeal as a desirable business location.

When examining 2017 transactions, figures suggest a broadly struggling market, however regional figures demonstrate otherwise. Across the North West, the industrial market remains strong, enquiry levels are high and occupiers are increasingly mobile with rent levels consistently pushing upwards.

Overall, 39 deals were completed in 2017 comprising a total of 60,854 sqm. Unsurprisingly, the majority of deals were completed in Crewe, totalling 15. These deals accounted for 60 percent of the total floorspace transacted last year thanks to a number of large warehouse deals on Gresty Road and Weston Road.

In Cheshire East, like other neighbouring areas, the supply, or lack thereof, is a significant factor in the level of market activity. In June 2017, BE Group looked at availability of industrial space, finding a total supply of 69,670 sqm. This figure amounts to 2.6 percent of the total stock, or less than one year's supply based on the average take-up from across the last eight years.

In addition to this, it is integral to note that in some locations there was no supply at all, with the same study indicating that in Wilmslow, Handforth and Holmes Chapel there was no available space of any size. At that time, Knutsford had only five units, totalling just 928 sqm, and although Macclesfield and Crewe's supplies were slightly better, at around four percent of the stock, choice continues to be limited with gaps growing in some size ranges.

The three biggest industrial deals of the year were completed in Crewe, and indeed the town stood out as the best performing area with around 37,157 sqm of space let or sold in 15 transactions. The largest of these transactions was the sale of Crewe Cold Store on Gresty Road. Gordon Plant (Services) Ltd sold the facility to an undisclosed purchaser in a deal worth £2.65 million, or £173.10 per sqm. The other two deals both completed on Weston Road and saw Q92 leased to Warehouse One Distribution Ltd on a 10-year term, as well as the sale of JTI to Quorum Property Investment for an undisclosed fee.

The Macclesfield area accounted for 12 deals and Alderley Park saw a considerable amount of activity in 2017, welcoming Cancer Research UK and Concept Life Sciences to the Mereside Campus. Based in primarily laboratory accommodation, both companies took a combined 8,675 sqm of space. Both of these deals sit within the largest four Macclesfield deals of the year at first and fourth respectively.

Elsewhere, Middleswich saw the completion of four deals, including a new corporate HQ at Prosperity Way for natural cosmetic company Love Lula. Notably in Congleton, GO Bananas opened a childrens' activity centre in a 656 sqm unit in Tower Court, Greenfield

Farm Industrial Estate and Autocross Euroshel took 464 sqm of industrial space off Back Lane. The company, a leading manufacturer of bus and cycle shelters, currently export products as far as Nigeria and also provided shelters for the London 2012 Olympics.

Across the Borough, rents in 2017 reflected the shortage of space, with several deals above £70 per sqm in Crewe, Macclesfield and Sandbach. However the prime industrial rent for 2017 stood at £128.89 per sqm, achieved at Plot 74, Midpoint 18 where Scottish Power leased 1,319 sqm off Pochin. Four freehold deals were recorded in 2017, where the highest value was achieved in Middleswich as SLR Traffic Management bought a 285 sqm unit for £1,000 per sqm.

With supply beginning to present itself as a concern, to meet the demand out in the market there is good news, as the prospect of development is on the horizon. Total Developments have been granted consent to build Apollo Park next to their successful Orion Park in Crewe. Total Developments have also purchased an 8.9 ha site in Middleswich, capable of delivering up to 32,500 sqm.

2017 also saw construction begin at the 60.7 ha Cheshire Green Industrial Park in Wardle. October saw a £3.2 million cash injection from the Cheshire and Warrington Local Enterprise Partnership which helped unlock the scheme, with outline planning consent for 125,400 sqm of space, starting with an initial phase of around 7,900 sqm.

Luxury carmaker Bentley Motors has been granted permission to expand into 9,300 sqm of new logistics space at its Crewe headquarters. Cheshire East Council's southern planning committee approved plans for development on a 1.25 ha area of hardstanding to the east of the company's vehicle manufacturing plant.



Industrial and Distribution Deals

PROPERTY	VENDOR/LANDLORD	TENANT/PURCHASER	SIZE (SQ. M.)	RENT/PRICE (SQ. M.)	LEASE TERM (YEARS)	AGENT
CREWE						
Crewe Cold Store, Gresty Road	Gordon Plant (Services) Ltd	Undisclosed	15,312	£173.10	Freehold	Legat Owen
Q92, Weston Road	Quorum Property Investment	Warehouse One Distribution Limited	8,629	£53.29	10	Legat Owen / Knight Frank
JTI, Weston Road	Undisclosed	Quorum Property Investment	8,546	Undisclosed	Freehold	Legat Owen
Unit 9d, Holmes Chapel Business Park	Infrared Capital Partners Ltd	Lynton Lasers Ltd	502	£45.82	10	B8 Real Estate LLP
Unit R1, Herald Park	S Robinson and Co	AKKA Aeroconseil UK	466	£42.92	6	Legat Owen
Ground Floor, Unit 1, Cowley Way	Whinmoor Estates Ltd	Parts Alliance Ltd	465	£64.52	10	Legat Owen
Unit 1b, Huntsbank, Crewe Road	WM Ewington	Snap Fitness	428	£105.14	15	Legat Owen
Units 18 & 21, Crewe Gates Farm Industrial Estate	Pinlee Investments Ltd	Goods City Ltd	408	£58.82	3	Legat Owen
Unit 16, Crewe Gates Farm Industrial Estate	Undisclosed	Design Pioneer and Build	375	£50.70	1	Legat Owen
6 Middlewich Street	Undisclosed	Undisclosed	352	Undisclosed	Undisclosed	Source: EGi
Unit 3, Counterpoint, Weston Road	Undisclosed	Edmundson Electrical Ltd	307	£86.11	Undisclosed	Harris Lamb
Units 1 & 2, A-Tech Court, Crewe Gates Industrial Estate	Regenesis	Bailey Arts Ltd	247	£72.87	3	Fifield Glyn
Unit B8, First Business Park	Undisclosed	Olympus International Ltd	246	Undisclosed	Freehold	Source: EGi
Unit 32a, Crewe Gates Industrial Estate, Quakers Coppice	Undisclosed	Kennel Build	237	£73.84	6	Legat Owen
Unit 8, The Gateway, Crewe	Pinlee Investments Ltd	Robert Owen	200	£60.00	3	Legat Owen
MACCLESFIELD						
Mereside Campus, Alderley Park	Manchester Science Partnerships Ltd	Cancer Research UK	7,524	Undisclosed	Undisclosed	Bruntwood
Charter Way, Hurdsfield Industrial Estate	Undisclosed	Door Co.	3,000	Undisclosed	Undisclosed	Greenham Commercial
Unit 7, Star Business Park, Congleton Road	Rapier Star	Fastrak Retail Ltd	1,672	£32.30	5	Williams Sillitoe Commercial
Mereside Campus, Alderley Park	Manchester Science Partnerships Ltd	Concept Life Sciences	1,151	Undisclosed	Undisclosed	Bruntwood
Unit C, Heather Close, Lyme Green Business Park	Cotterills Rewards	Hangar Seven Ltd	676	£71.01	1	Hallams Property Consultants
Unit 12, Fence Avenue	Undisclosed	Vacumm Precision	537	Undisclosed	3	Greenham Commercial
Rainow Mill, Ingersley Vale	Undisclosed	Low Life Ltd	530	Undisclosed	1.5	Greenham Commercial
Waterside House, Crossall Street	K. C. Pettner Properties Ltd	Fearless.com Ltd	454	£66.08	3	Hallams Property Consultants
The Wharf Garage, Grimshaw Lane	Rodney Gough Goulsbra	Eximus Vehicle Management	445	£47.19	6	Hallams Property Consultants
Former Forest Nurseries, Salters Lane	Undisclosed	Undisclosed	430	£60.47	Undisclosed	Hallams Property Consultants
Unit 4, Melville House, Hurdsfield Industrial Estate	Avalanche Properties	Mopart UK Ltd	221	£76.92	5	Hallams Property Consultants
Unit 1, NAB, Quarry Lane	Part Skip Hire	East Cheshire Hospice	220	£54.55	3	Hallams Property Consultants
MIDDLEWICH						
Plot 74, Midpoint 18	Pochin	Scottish Power	1,319	£128.89	20	Legat Owen
Unit 1b, Brooks Lane	PBS Properties	Graphi Chem Ltd	696	£33.16	6	Legat Owen
Unit 3/4, Prosperity Court, Prosperity Way	Glashen	Love Lula	427	£63.23	5	Legat Owen
Unit 4b, Brooks Lane	MJ Pension	SRL Traffic Management	285	£1,000.00	Freehold	Legat Owen
POYNTON						
Rupert Park, London Road South	Interpc	Process Components	1,115	£61.88	5	Williams Sillitoe Commercial
SANDBACH						
Ground/First Floor, St. Georges House, Dragons Wharf	Punch Press	AVS-SYS Ltd	696	£81.03	5	Legat Owen
CONGLETON						
Unit 2, Tower Court, Greenfield Farm Industrial Estate	Undisclosed	Go Bananas	656	£45.73	5	Mounsey Surveyors
Units A, 1-6, Congleton Technology Park	Undisclosed	Famous Brand Furnishings	653	£42.97	10	Harris Lamb
Riverdane Road	Undisclosed	M. Murray	332	Undisclosed	Undisclosed	Greenham Commercial
Unit 2, Greenfield Farm Industrial Estate, Off Back Lane	Undisclosed	Undisclosed	290	£43.45	3	Timothy A Brown
HOLMES CHAPEL						
Unit 9b, Holmes Chapel Business Park	IRAF Street Holdings	Dennis Newton MOT Centre	581	£39.36	10	Legat Owen
KNUTSFORD						
Unit 2, Montgomery Close, Parkgate Industrial Estate	Undisclosed	Peleton Ltd	225	£80.00	6	Impey & Company

Investment

Thanks to the significant transaction of the BAE Systems facility at Radway Green in Crewe, investment deals hit a record high in terms of total spend and space exchanged in 2017. However whilst there were certainly some significant transactions, with four deals exceeding £10 million, it was also the number and range of investment deals that stood out from previous years.

A total of 29 deals were completed in 2017, amounting to a combined spend of £118.5 million. The total space transacted across all sectors last year amounted to 103,853 sqm. Thanks to a number of smaller transactions, some less than 200 sqm, the retail sector accounted for the most amount of deals, beating last year's total by two.

Elsewhere, office deals were slightly down on the previous year, but demonstrated an overall greater value. Industrial deals produced the most significant total value, which is made ever more significant noting the absence of industrial deals in last year's report.

The most high-profile investment deal of 2017 was the purchase of the BAE Systems facility at Radway Green in Crewe. The 32,516 sqm facility, which provides ammunition to the Ministry of Defence, was purchased by a consortium of Korean institutional investors for £56 million. The deal represented a Net Initial Yield of 5 percent. The site was sold by Manchester-based Crewe Assets, who themselves acquired the site in 2011.

The year's most significant office investment occurred at Infinity House on Crewe Business Park. Anglo Scandinavian Estates purchased the 4,808 sqm building from Stansted Estates Ltd in a deal worth £6.8 million.

Other large industrial sales saw transactions at Holmes Chapel Business Park, and Total Developments, after successfully filling Orion Park at Crewe, put some of its leased portfolio there on the market. Kames Capital bought on behalf of investment clients achieving a Net Initial Yield of 7 percent. The development comprises two buildings, speculatively built and let to Core Fulfilment on a five-year lease at £65 per sqm. In

addition to this, Total Developments have also been granted consent to begin on site at Apollo Park, next door to Orion Park. This development will see the construction of five new-build units ranging in size from 1,400 sqm to 4,180 sqm on the 4.9 ha site.

Custodian REIT sold the 2,300 sqm Bentley Dealership on Mobberley Road in Knutsford to CCLA, a fund which invests on behalf of charities and churches. The building sold for £7 million, representing a Net Initial Yield of 4.92 percent and an increase in value of £1.3 million since the property was previously purchased in 2014.

Overall, seven office deals completed, with over 9,000 sqm trading at a value of over £10 million. In 2017, the average Net Initial Yield achieved hovered around the nine to ten percent mark.

The year's most significant office investment occurred at Infinity House on Crewe Business Park. Anglo Scandinavian Estates purchased the 4,808 sqm building from Stansted Estates Ltd in a deal worth £6.8 million. The building itself is let in its entirety to global IT supplier Fujitsu with an annual rental of £660,000. The deal represented a Net Initial Yield of 9.1 percent.

Crewe also accounted for two other large office sales, one of which was Pochin's Electra House which sold for £2 million to PAGG Properties. The building was developed in the late 1980s as a forerunner of modern business centres to provide office space for new and growing companies. At that time, Pochin worked with the Council and Business Link to develop the facility.

The retail sector stood out, with two deals in that totalling £27 million. The most significant was the sale of the Next Home Store by Consolidated Property Group to Aviva. £15.8 million was paid for the 6,131 sqm store, also reflecting a Net Initial Yield of 5 percent.

Leisure sales were largely restricted to the pubs and hotel sectors. For example, Shrigley Hall Hotel and The Rose & Crown Hotel in Knutsford were sold last year. The former was part of a major portfolio sold by The Hotel Collection to a private investor. The Ship in Wilmslow was also acquired by Kames Capital as part of a portfolio sale. These are the first leisure investment deals reported since 2015.



Investment Deals

PROPERTY	VENDOR	PURCHASER	SIZE (SQM)	PRICE (£M)	INCOME (£PA)	TENANT	NET INITIAL YIELD (%)	AGENTS
OFFICE								
Infinity House, Crewe Business Park, Mallard Way, Crewe	Stansted Estates Ltd	Anglo Scandinavian Estates 7 Llp	4,808	6.80	660,000	Fujitsu	9.10	Matthews & Goodman
Electra House, Electra Way, Crewe	Pochins PLC	PAGG	1,951	2.00	Undisclosed	Various	Undisclosed	Legat Owen
Mill House, Brook Street, Crewe	Manchester 7 Metropolitan Properties Ltd	PD Properties Ltd	1,179	0.30	£30,000	Cheshire Without Abuse	10.00	Lambert Smith Hampton
Mereside Campus, Alderley Park, Macclesfield	MSP Associates	Concept Life Sciences	1,152	Undisclosed	Undisclosed	Various	Undisclosed	Source: Egi
3 London Road, Alderley Edge	Michael Sasson	EGM Properties Ltd	239	0.59	Undisclosed	Undisclosed	Undisclosed	Williams Sillitoe Commercial
16-23 Duke Street, Macclesfield	Property Alliance	Private Investor	750	0.44	Undisclosed	Undisclosed	Undisclosed	Williams Sillitoe Commercial
Unit 3, The Colony, Wilmslow	The Colony Wilmslow	Richard Fleming	344	0.74	Undisclosed	Undisclosed	Undisclosed	Williams Sillitoe Commercial
INDUSTRIAL								
BAE Systems, Radway Green Road, Crewe	Crewe Assets Ltd	Knight Frank Investment Management Ltd	32,516	56.00	£3,002,280	BAE Systems	5.00	GVA
XT Industrial Park, Weston Road, Crewe	The Co-operative Group	AEW	32,144	10.40	Undisclosed	Conviviality / Brightstar 20:20	9.70	Source: Egi
Holmes Chapel Business Park, London Road, Holmes Chapel	Infrared Capital Partners Ltd	Trustees of the Booth Charities	10,125	7.25	£519,168	Various	6.70	Christopher Dee/Savills
Units 1, 2 and 3, Orion Park, Crewe	Total Development NW Ltd	Kames Capital	5,388	4.62	Undisclosed	Core Fulfilment Ltd	7.00	Legat Owen/Savills
Units 1-3, 5, 6 & 8, Crown Centre, Bond Street, Macclesfield	Magnus Ltd	Brooklawn Deansgate LLP	2,872	0.60	Undisclosed	Various	Undisclosed	Source: Egi
Unit 5, Colourcraft, Snape Road, Macclesfield	Kaliber Marketing (Holdings) Ltd	Tower Pension Trustees Ltd	307	0.25	Undisclosed	Undisclosed	Undisclosed	Source: Egi
6 Verity Court, Middlewich	Glashen Services	Antagrade	265	0.38	Undisclosed	Various	Undisclosed	Legat Owen
RETAIL								
Next Home Store, Handforth Dean Retail Park, Wilmslow	Consolidated Property Group	Aviva Investors C/o Essex CC Superannuation	6,131	15.8	Undisclosed	Next	5.00	Savills
Bentley Car Dealership, Mobberley Road, Knutsford	Custodian REIT PLC	CCLA Investment Management Ltd	2,309	7.00	£344,400	R Stratton & Co	4.92	Metis Real Estate
14 High Street, Congleton	Private Investor	J.B Trucking Ltd	254	0.28	£25,000	Undisclosed	8.92	Meller Braggins
3 London Road, Alderley Edge	Michael Sasson	Egm Properties Ltd	239	0.59	Undisclosed	Undisclosed	Undisclosed	Williams Sillitoe Commercial
6-8 Victoria Street, Crewe	Private Investor	Lancashire Ltd	200	0.33	£28,100	Undisclosed	8.00	Kenneymoore
55 London Road, Alderley Edge	Perlada Holdings	Private Investor	168	0.68	Undisclosed	Various	Undisclosed	Williams Sillitoe Commercial
1-1a Duke Street, Congleton	Delvehill Ltd	Cosmic Securities Ltd	163	0.31	£22,000	Undisclosed	7.15	Leslie Perkins
29/29a Water Lane, Wilmslow	Swinton Properties Ltd	Mike Bowers Sipp	134	0.29	£6,000	The Affinity Centre	2.06	Sanderson Weatherall
20-22 West Street, Congleton	Dabber Cat Ltd	Private Investor	130	0.22	£18,000	Undisclosed	8.00	Whittaker & Biggs
7 Fallibroome Road, Macclesfield	Private Investor	PSS Property Services Ltd	85	0.05	Undisclosed	Undisclosed	Undisclosed	Source: Egi
Cheshireways Filling Station, Chester Road, Knutsford	Gobafoss Partnership Ltd	Malthurst Ltd	Undisclosed	1.15	Undisclosed	Undisclosed	Undisclosed	Source: Egi
LEISURE								
Shrigley Hall, Macclesfield	The Hotel Collection	Private Investor	Portfolio Sale	Portfolio Sale	Undisclosed	Undisclosed	Portfolio Sale	Savills
Four Seasons Nursery, Knutsford	Lynn Baldwin	Neptune (Europe) Ltd	Undisclosed	1.40	Undisclosed	Undisclosed	Undisclosed	Williams Sillitoe Commercial
The Ship, Wilmslow	Aprirose	Kames Capital	Portfolio Sale	Portfolio Sale	Undisclosed	Undisclosed	Portfolio Sale	Fleurets
The Rose & Crown Hotel, 62 King Street, Knutsford	Private Investor	Njm Property Management Ltd	Undisclosed	0.07	Undisclosed	Undisclosed	Undisclosed	Source: Egi

Economy

The pace of economic growth across Cheshire looks set to continue throughout 2018 and beyond, with a number of key science-based sectors leading the charge in regards to economic growth. Upon the formation of the Cheshire & Warrington Local Enterprise Partnership in 2012, the aspiration was to grow the sub-regional economy to £26.6 billion GVA a year by 2021. However, with this target already exceeded by £1 billion by the close of 2015, a new target to double the size of the economy to £50 billion by 2040 was set out within the refreshed Strategic Economic Plan.

The Vibrant Economy Index last year placed Cheshire East as the top performing area in the North West for 'economic wellbeing'. On top of this, the Borough was also named highly in the Index as part of the overall national picture as one of the best performing areas outside the South East. The Index is based on a number of national statistics broken down into six broad categories – prosperity; dynamism and opportunity; inclusion and equality; health, wellbeing and happiness; resilience and sustainability; and community, trust and belonging.

2017 saw Cheshire East Council seal the formal adoption of its Local Plan. This decision followed a meeting of the full Council, which considered three years of submissions and a total of more than 60,000 comments during 11 separate rounds of public consultation. The new Local Plan includes provision for a housing requirement of at least 36,000 new homes and 320 ha of development land to 2030. Through review, the planning inspector endorsed all of the 60-plus strategic sites within the plan, including the North Cheshire Garden Village at Handforth, and also supported the Council's strategy to amend key policies regarding the maintaining of the 'green gap' land between settlements, thus only affecting two percent of the Borough's green belt land.

The end of 2017 saw Cheshire East launch a public consultation on its draft Crewe HS2 Masterplan Vision. The Vision itself is based upon the government's strategy of creating both an enhanced rail infrastructure and a hub station at Crewe capable of accommodating up to seven high-speed HS2 trains stopping per hour, with direct services to Manchester, Birmingham and London. The Vision also supports the creation of up to 40,000 new jobs over the next 30 years in Crewe, as well as establishing a new commercial hub around

the station comprising more than 350,000 sqm of commercial floorspace and developing an additional 7,000 new homes, above existing plans, by 2043.

Given that the Borough's highways currently stand as the Council's biggest material asset, valued at £5 billion, it is no surprise that 2017 also saw a number of high-profile developments on the Borough's roads. The Council has already invested £35 million in road improvements over the last three years and reports of road defects have reduced from 17,000 in 2012/13 to just over 4,000 in 2015/16.

The £58 million Middlewich Eastern Bypass Project was approved as one of two major projects confirmed in October 2017 by Government. 10 out of the 76 smaller projects also approved were in the North West, with a total of £345.3 million committed. The new bypass development will enable access to the strategic employment site beside the M6, unlocking the potential development of 1,160 homes and up to 6,500 new jobs. The development also forms part of an overall transport plan for Middlewich which is anticipated to be completed by the spring of 2021. Funding for all schemes is being provided by the National Productivity Investment Fund and the 'Large Local Major Schemes' programme.

The newly constructed A556 Knutsford to Bowdon dual carriageway was officially opened in March 2017, providing a faster and more reliable link between Junction 19 of the M6 and Junction 7 of the M56. The four-mile key strategic route, which will be used by 50,000 vehicles a day, cost £192 million and was completed on time and within budget. The route will link Cheshire and the West Midlands to Manchester and Manchester International Airport.

A consultation period began in November 2017 on the proposed Poynton Relief Road; a standard, single 3km carriageway which would connect to a junction with the proposed A6 to Manchester Airport Relief Road, pass under the A5149 Chester Road and continue south to cross the Woodford Aerodrome runway. The new route is intended to support the economic, physical and social regeneration of Poynton, transfer HGV traffic on to more appropriate roads and deliver a range of complementary measures on the A523 corridor to Macclesfield that address road safety, congestion and mitigation of the wider environmental impact of traffic.



Residential

In a year in which Crewe was named the second-best place to live in the UK by Property Week's Hot 100, and Alderley Edge saw the average price of a detached house rise above £1 million, Cheshire East Council gave the greenlight to a number of planning applications and ushered in a number of new developments throughout 2017.

Consultation on the Council's Housing Strategy began in November. The Strategy, which will address the Council's approach to new housing between 2018 and 2023, and is intended to reflect the significant changes to the local and national political, policy and funding landscape. The Strategy is also underpinned by the Local Plan, supporting policies and strategies relating to housing development priorities in the Borough.

Cheshire East's adopted Local Plan identifies a need for an additional 36,000 new dwellings between 2010 and 2030, meaning a requirement for 1,800 per year. With a dip below 500 completions in 2010 that seemed an ambitious target, but the pace has picked up with over 1,700 completions in 2017, and the Council expects the figure to rise above this target in the coming years. As of 31st March 2017, over 20,000 units were committed with the benefit of planning permission.

A series of planning approvals saw the greenlight given to 900 homes across three developments in Congleton, Handforth and Poynton. The largest of the three, a 26 ha development in Congleton will see 500 new homes built and a £3.2 million sum committed by the developer towards education provision, as well as some contribution expected towards the new Congleton Link Road. The two other plans will see 250 homes built in Handforth and 150 built in Poynton.

Handforth will also see the development of a new garden village to be located on the eastern edge of the town. The development of 1,650 new homes, a school and health facilities, is being promoted by the Engine of the North. The North Cheshire Garden Village is to be one of the 14 settlements which have access to a £6 million fund over the next two financial years in order to support delivery.

The 53 ha South Macclesfield Development Area, designated as a housing and employment site in the Cheshire East Local Plan, has been approved for a development of 950 homes. The site will also be supplemented by 4,000 sqm of retail space, 10,500 sqm of commercial accommodation and a 210-pupil primary school. The site is allocated for development within Cheshire East Council's adopted Local Plan.

A 25 ha development site on the western edge of Congleton was purchased by David Wilson Homes in a deal worth in excess of £10 million. Black Firs Park, one mile from the town centre, was sold by Richborough Estates who had previously been granted planning permission for 170 homes in detached, semi-detached, and mews styles. The plans also detail a contingency for the retention of existing boundary lines and hedgerows.

A series of planning approvals saw the greenlight given to 900 homes across three developments in Congleton, Handforth and Poynton. The largest of the three, a 26 ha development in Congleton will see 500 new homes built and a £3.2 million sum committed by the developer towards education provision.

A residential development between Handforth and Styal has been given the greenlight by Cheshire East's strategic planning board. The approved plans will see the current grazing pasture off Stanneylands Road transformed with the construction of 174 houses, as well as a new roundabout, public open space and a crossing over the River Dean. The overall housing mix will be split between predominantly housing with almost 14 percent apartments. 30 percent of the total stock will be allocated as affordable.

The Higher Heath development, a multi-million pound scheme near Holmes Chapel, has been completed. The scheme comprises eight four- and five-bedroom detached homes as well as three two-bedroom terraced properties. The former haulage depot, then a 0.65 ha brownfield site saw some immediate success with six of 11 homes sold upon completion.

Full planning consent has been granted for a residential scheme in Alderley Edge. The development, which will also see the regeneration of Grade-II listed courtyard buildings into 17 cottages, will comprise 22 homes. The lower courtyard will also be extended to provide 17 new-build mews homes. The project will complement previously approved plans to create a community campus at the park including up to 275 homes; new sports and leisure facilities; a gastropub; a hotel; and a farm shop.

A scheme of five Georgian and Victorian style family homes in Sandbach has been granted at an estimated cost of £4.4 million. The detached homes are to be constructed within a 1,350 sqm gated hamlet, with the centrepiece of the entire development a 279 sqm Georgian style four-bedroom house. Two further Victorian style cottages and two new-build, barn-type conversions will then complete the set.

Luxury housing developer Huntsmere has been granted consent for five mansion houses across three sites in Hale Barns, Prestbury and Wilmslow, with the company's pipeline for development now being brought to £70 million over the next two years. Sizes for these permissions vary from 230 sqm in Prestbury to a 1,115 sqm mansion in Wilmslow for which planning was secured on behalf of a private client.

Audlem saw Anwyl Homes acquire its first plot in the village last year as the housebuilder acquired a 5.5 ha development site. The Heathfields scheme is now fully constructed, offering 120 properties in a mix of two- to five-bedroom homes, of which 30 percent are affordable.

Thorngrove Developments, the residential arm of Cheshire-based Thorngrove Land & Property, acquired two Sandbach sites from Cheshire East Council last year. Totalling 0.6 ha, the two suites will provide a supply of 14 three- to five-bedroom luxury homes available up to a value of £0.65 million.

Summer saw the launch of Saltersford Gardens, a 3.6 ha scheme comprising 93 houses at a mix of two- to five-bedrooms. The £25.5 million development by Russell Homes is expected to complete in 2020 and will also include an open green space with children's play area located just off Macclesfield Road in Holmes Chapel.



Retail

Following a development agreement with Cordwell Property Group and Peveril Securities for the regeneration of Crewe's Royal Arcade site, plans were submitted for the project to be put before the Council's cabinet. The £48 million scheme is expected to include an eight-screen cinema; gym; restaurants and shops; along with a bus station and 450-space car park, both of which are to be funded and owned by the Council. The Royal Arcade will look to form the centre point of further regeneration for Crewe town centre, with further development planned for the Market Hall and public realm. The proposals for the entire development represent an investment total of £48.3 million.

Macclesfield is set to increase its retail offer as plans to develop a 13,000 sqm retail park were approved in 2017. The proposed scheme on the 2.7 ha former Barracks Mill site on Black Lane, north of the town centre, will comprise four retail units, a coffee pod and a flexible food outlet. The site itself has been out of service since 2004 after a fire ravaged the former mill building. News of the regeneration brings not only a number of new jobs into the town, but also removes a number of hazardous and fire damaged buildings which remained in place following the incident.

Three applications at Handforth Dean Shopping Park have been approved by Cheshire East Council's strategic planning board. The plans, submitted by Consolidated Property Group, will see 23,000 sqm of retail space and 2,275 sqm of restaurant and café spaces constructed within the Stanley Green Industrial Estate next to the existing retail park and will bring over 700 jobs to the area.

Notable retail openings this year included the new, extended 1,950 sqm Marks & Spencer store at Grand Junction Retail Park in Crewe and the second of only two Benetton stores in the North West opening its doors in Wilmslow. Marks & Spencer's new facility has been constructed over two floors and features clothing, hardware and a 110-seat café, alongside the pre-existing foodhall.

Petrol-heads will also be excited to hear of Cheshire East cementing its place as a destination for a number of car manufacturers. Supercar specialist McLaren has relocated to a 1,670 sqm showroom at Deanway Technology Centre in Handforth. Opened in December, the new facility will see the manufacturer move from its previous premises in Knutsford, maintaining its globally recognised presence in the Cheshire East Borough. Customers from across the North West will continue to be able to examine the company's acclaimed flagship models, the 720S and the 570S Spider.

Following a further £5 million investment in Crewe by Swansway Motor Group, the Swansway Jaguar Centre on Crewe Green Roundabout opened its doors in early 2017. The new dealership joins three other Crewe-based dealerships – Crewe Audi, Crewe Volkswagen and Crewe Seat – initially creating 30 jobs, with a further 20 jobs expected over the next two years. Swansway also bases its head office, fleet and accident repair centre in Crewe, which will eventually see a workforce of 300 staff in the town.

Leisure

With Cheshire East Council working towards its target of a visitor economy worth £1 billion by 2020, the Council honoured the past whilst keeping one eye on the future in 2017 as existing buildings were refurbished and new facilities given the green light. The major story of the year saw plans approved for a heritage and visitor centre at Jodrell Bank in Macclesfield.

In December 2017 plans were approved for the £20.5 million centre at Jodrell Bank, a site which already attracts over 150,00 visitors per year. The intention is to tell the story of how an old rural site in Cheshire became the worldwide home base for radio astronomy. The new centre will be constructed within a unique, dome-shaped structure relating to the First Light Project, a scheme that will see the construction of an exhibition space, auditorium, outdoor café area, offices and education space. This news comes after it was announced that the site's Mark II telescope has been awarded Grade I listed status, 29 years after the same honour was bestowed upon the larger, flagship Lovell telescope.

As well as looking to the future, many projects also focused on redeveloping the Borough's more historic assets. The Grade II listed three-storey, Georgian Session's House, constructed in 1818, was converted from its former use as Knutsford Crown Court to a conference/function centre and restaurant. The Stanneylands in Wilmslow also reopened following its £1.7 million, four-month refurbishment and now offers guests a series of 52 individually designed rooms alongside a newly landscaped lake and woodland.

One of the Borough's most beloved hotel destinations, Mottram Hall, has been crowned Best Country Spa Retreat in the 2017 Good Spa Awards. As well as featuring 120 bedrooms, Mottram Hall is also comprised of a conference hub and an 18-hole, championship-standard golf course.

Following a strong level of activity in the food and drink sector in 2016, which saw Raymond Blanc bring Brasserie Blanc to Knutsford, 2017 saw Spanish tapas bar Evuna expand into the Watsons Building on King Street. This new location is intended to compliment the chain's existing premises in Manchester where they are based in both the Northern Quarter and on Deansgate.

For those who look for something a little less formal however, a number of smaller food and drink outlets opened their doors last year, with new premises for both Costa Coffee and Starbucks in Alsager and Crewe respectively. Franchisee Sim Trava, who operate more than 30 Costa Coffee shops across the North, took the franchise into another 209 sqm unit on a 10-year lease. Over in Crewe, Starbucks have opened a new site on land off Weston Road near Crewe Train Station. In partnership with Eurogarages, Starbucks' new presence forms part of a development that also includes Greggs and Subway. The whole site has created 40 jobs, as well as on-site parking for up to 46 vehicles.

Given Cheshire East's rich heritage, plans were announced in 2017 for the creation of a new state-of-the-art history centre to host the region's archive. Cheshire Archives and Local Studies, a shared service of Cheshire East Council and Cheshire West & Chester Council, requires a new facility to replace the existing premises on Duke Street, Chester. The archive is now set to be rehoused in two new bespoke history centres, with one in Crewe and the other in Chester. These would be climate-controlled environments to house the collections, making them more interactive and accessible to the public. The £13 million joint scheme will see £4.2 million each with the remainder of the money being sought via a bid for a Heritage Lottery Fund grant.

The former Redsands Children's Centre in Nantwich is to be demolished and replaced with a specialised 71-bedroom dementia care village after plans received approval. The facility will include car parking, a secure garden area and additional landscaped areas making up a specialist centre of excellence in dementia care. Under the plans, the existing footpath running along the eastern boundary of the site will be retained and land to the east of the former centre will be kept under the ownership of Cheshire East.



Major planning schemes 2017

(currently under construction)

Future dwelling completions greater than 60 units expected in the next five years

SITE ADDRESS	SETTLEMENT	HOUSEBUILDER/DEVELOPER	CAPACITY
Coppenhall East, Remer Street	Crewe	Taylor Wimpey UK Ltd	650
Former Albion Chemicals site, Booth Lane, Moston	Sandbach	Taylor Wimpey (Manchester)	371
Former Fodens Factory, Moss Lane	Sandbach	Barrett Developments plc	276
Land off Queens Drive	Nantwich	Bovis Homes Ltd and Barratt Homes Ltd	273
Land south of Hind Heath Road	Sandbach	Richborough Estates Ltd	249
Land off Crewe Road	Haslington	Bovis Homes Ltd	245
Formers Fisons site, London Road	Holmes Chapel	Bellway Homes Ltd and J S Bloor (Wilmslow) Ltd	224
Land at Adlington Road	Wilmslow	Jones Homes (North West) Ltd	206
Loachbrook Farm, Sandbach Road	Congleton	Bovis Homes Ltd	200
Land off Warmingham Lane	Middlewich	Morris Homes Ltd	195
Land to the east of Larkwood Way, Tytherington	Macclesfield	Jones Homes (North West) Ltd	173
Land at Former Stapeley Water Gardens, London Road	Nantwich	David Wilson Homes Ltd	171
Land to the north and south of Maw Green Road, Coppenhall	Crewe	Richborough Estates Ltd	165
Land north of Congleton Road	Sandbach	Taylor Wimpey UK Ltd and Seddon Homes Ltd	160
Land south of Middlewich Road and east of Abbey Road	Sandbach	Redrow Homes Ltd and Anwyl Homes Ltd	154
Land of Warmingham Lane	Middlewich	Bellway Homes Ltd	149
Stapeley Water Gardens, London Road	Nantwich	David Wilson Homes Ltd	147
Land off Manchester Road, Tytherington	Macclesfield	Redrow Homes Ltd	134
Land north of Parkers Road, Leighton	Crewe	Bloor Homes North West Ltd	131
Land to the west of Close Lane and north of Crewe Road	Alsager	Stewart Milne Homes Ltd	130
Land off former Fibrestar site, Redhouse Lane	Disley	Persimmon Homes Ltd	122
Land West of Audlem Road	Audlem	Anwyl Homes Ltd	120
Fodens Test Track, Moss Lane	Sandbach	Persimmon Homes Ltd	120
Land to the south of Hind Heath Road	Sandbach	Miller Homes Ltd	120
Elworth Hall Farm, Dean Close	Sandbach	Rowland Homes Ltd	94
Saltersford Farm, Macclesfield Road	Holmes Chapel	Russell Homes (UK) Ltd	93
The Waterhouse Employment Site (Kay Metzeler), Wellington Road	Bollington	Bellway Homes Ltd	91
Land off Dunnocksfold Road	Alsager	Jones Homes (North West) Ltd	89
R H Stevens Transport Ltd, Gunco Lane	Macclesfield	Bellway Homes Ltd	88
Former Sutherland Works, Bromley Road	Congleton	MCI Developments Ltd	84
Former Arclid Hospital site, Newcastle Road	Arclid	Morris Homes Ltd	83
Land off Dunwoody Way	Crewe	Haigh & Haigh Property Developments (Crewe) Ltd	82
Land north of Middlewich Road	Holmes Chapel	Persimmon Homes Ltd	80
Land on Rope Lane	Shavington	Wainhomes (North West) Ltd	79
Land at Siemens House, Varey Road	Congleton	Miller Homes Ltd	77
Macclesfield District Hospital, Victoria Road	Macclesfield	Keyworker Homes (NW) Ltd	72
Ingersley Vale Works, Ingersley Vale	Bollington	Brian Elwell & Co.	66
The Wharf, Buxton Road	Macclesfield	Gladman Care Homes Ltd	64

Housing Consents 2017

Schemes with capacity for a minimum of 20 units granted permission between 1st April 2016 and 31st March 2017

LOCATION	TOTAL SITES	TOTAL UNITS
Crewe	9	1,348
Congleton	6	1,048
Macclesfield	4	561
Alsager	3	494
Sandbach	3	353
Shavington	2	112
Rural areas	2	63
Middlewich	2	52
Wilmslow	1	22
Nantwich	1	21
TOTAL	33	4,074

Acknowledgements

- B8 Real Estate

Bruntwood

Christopher Dee

Fifield Glyn

Fleurets

Greenham Commercial

GVA

Hallams Property Consultants

Harris Lamb

Impey & Co

Kenneymoore

Knight Frank

Lambert Smith Hampton
- Legat Owen

Leslie Perkins

Matthews & Goodman

Metis Real Estate

Mellor Braggins

Mounsey Surveyors

Orbit Developments

Savills

Sanderson Weatherall

Timothy A Brown

Whittaker & Biggs

Williams Sillitoe Commercial

Thank you to
our sponsors



Cheshire Green Industrial Park
01270 621 005
www.cheshire-green.co.uk



Legat Owen
01270 621 001
www.legatowen.co.uk



For further information on the The Skills and Growth Company, please contact:

Email: business@skillsandgrowth.co.uk

Tel: 0300 123 5001



Our ambition is to help others fulfil theirs.

Sandbach Enterprise Centre, Wesley Avenue, Sandbach CW11 1DG
0300 123 5001 | info@skillsandgrowth.co.uk | www.skillsandgrowth.co.uk