

v5.0



01727 817479  
www.vantageland.co.uk

## LAND FOR SALE IN WILMSLOW, GREATER MANCHESTER

LAND AT BOLSHAW FARM, BOLSHAW FARM LANE, HEALD GREEN, CHEADLE SK8 3JZ

INVESTMENT LAND FOR SALE WITH DEVELOPMENT POTENTIAL WELL SITUATED NEAR WILMSLOW, CHEADLE, STOCKPORT, MANCHESTER, THE A555 AND M56 & M60 MOTORWAYS



A rare opportunity to purchase a strategic parcel of investment land totalling approx. 6 acres close to existing housing and residential development. Currently in agricultural use the land has strong development potential and is available freehold as a whole or in lots.

The site is superbly located within the south side of Greater Manchester between the affluent and thriving towns of Wilmslow and Cheadle, close to the current A555 Manchester Airport Eastern Link Road.

A proportion of the land features within the Local Plan for the proposed extension of the A555 Manchester Airport Link Road, which has recently been granted a £165m boost in government funding by the Secretary of State for Transport.

It is considered that this relief road extension may open up the reasonable prospect of securing planning consent on the land. Given its location, catchment area and connectivity, the site has been considered as a potential area for residential and / or commercial development in the medium to long term.

The land is available freehold with no overage payments as a whole or in lots.

Lot A	3.00 acres	SOLD
Lot B	3.15 acres	Guide Price: £32,000

## TRAVEL

- ◆ 0.2 miles to the B5358
- ◆ 0.3 miles to the A555
- ◆ 0.9 miles to Styal Train Station\*
- ◆ 1.1 miles to the A34
- ◆ 1.8 miles to Manchester Airport
- ◆ 2.8 miles to Junction 5 of the M56
- ◆ 2.8 miles to Junction 6 of the M60
- ◆ 8.6 miles to Junction 19 of the M6

\* Journey Times: 5 mins to Manchester Airport; 29 mins to Crewe; 31 mins to Manchester

## LOCATION

- ◆ 0.8 miles to Handforth
- ◆ 2.1 miles to Wilmslow
- ◆ 2.8 miles to Bramhall
- ◆ 3.6 miles to Stockport
- ◆ 5.4 miles to Altrincham
- ◆ 7.9 miles to Macclesfield
- ◆ 8.4 miles to Manchester City Centre

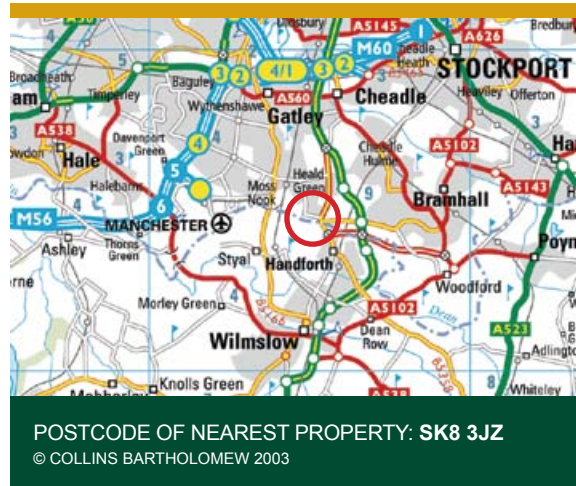
The site is situated to the west of the B5358 Wilmslow Road, close to its intersection with the A555 and leads onto the A34, providing easy travel into the heart of Manchester.

The location of the site currently separates the residential areas of Cheadle to the north from Handforth to the south.

The town of Cheadle is thriving as due to its location near the southern tip of Greater Manchester. The excellent local infrastructure accommodates for all needs including; Styal Train Station offering direct travel into Manchester, the M56 and M60 motorways and Manchester Airport.

The local area is booming with local shops, supermarkets and other local amenities; whilst the schooling in the area is well above the national average in all academic required examination results.

The nearby villages of Alderley Edge and Wilmslow are well known locations for footballers residences highlighting the wealth in the area.



## METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

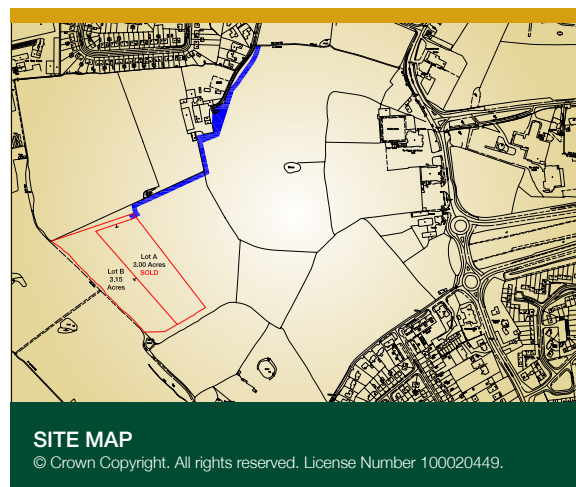
## LOCAL AUTHORITY

Stockport Metropolitan Borough Council  
Town Hall  
Edward Street  
Stockport  
SK1 3XE

Cheshire East Council  
Westfields, Middlewich Road  
Sandbach  
Cheshire  
CW11 1HZ

## VIEWING

To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



### THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

## LAND PRICES

English farmland values rose by 5.4% in the first quarter of 2010. This takes growth over the past 12 months to 15.5%, according to the latest results of the Knight Frank Farmland Index.

The amount of land available has fallen by almost 20%. This continuing shortage of supply coupled with an increased interest from overseas buyers are driving up prices with land values predicted to rise a further 10% during the rest of 2010.

## HOUSING NEED

According to the Stockport Council's Housing Need Study published in September 2008, there is a significant need and shortfall of affordable housing in the Borough.

It reports that after allowing for existing stock, there will be a total annual affordable housing shortfall of 519 units.

Based on the average supply of 50 units over the last two years, the level of annual shortfall is over 10 times the number of units built, resulting in growing levels of unmet need each year.

**Land supply is crucial to the provision of housing. There are currently competing demands from both the housing and economic development sectors which is putting pressure on the green belt.**

## DEVELOPMENT IN THE AREA

The land forms part of Bolshaw Farm which benefitted from the recent conversion and development of residential dwellings.

## ACCESS

Access to the site is off the well constructed and maintained Bolshaw Farm Lane via a securely gated entrance area.

It is intended that Bolshaw Farm Lane will be adopted under a Section 38 agreement.

## PLANNING

The site is allocated within the Macclesfield Local Plan as being part of the North Cheshire Green Belt.

A proportion of the land is safeguarded within the Local Plan for the proposed extension of the A555 Manchester Airport Eastern Link Road.

It is considered that reallocation of the land may be pursued through the Local Development Framework review process and, subject to progress of the proposed Manchester Airport Eastern Link Road extension, that there is a reasonable prospect of securing further planning consent on the land in the medium to long term.

**Any development would be subject to planning consent.**

## A555 RELIEF ROAD PROJECT

The extension of the A555 Manchester Airport Eastern Link Road will join the existing A555 junction at the south eastern side of the site, sweeping in a westerly direction.

### **£165m Boost for Relief Road**

Politicians and business leaders across Stockport have welcomed an announcement of plans to push ahead with the multi-million pound A555 relief road project.

The announcement was made by the Secretary of State for Transport, Geoff Hoon where he cleared the way for £165m in government funding towards one part of the relief scheme between Hazel Grove and Manchester Airport.

Stockport MP Ann Coffey said: "I am absolutely delighted that the government has announced £165 million of funding to help deliver the South East Manchester Relief Road to improve access to Manchester Airport. This road is very important as it will help relieve some of the congestion on the A6."

A Manchester Airport spokesman added: "improvement to the local road network to the east will enable us to mitigate delays caused by road congestion and provide better access into the airport for passengers and staff."

Hazel Kimmitt, local manager for Stockport at Greater Manchester Chamber said: "This is a welcome step in the right direction. Businesses have been waiting for this link for some time and it now looks like it will finally become a reality."

*(Source: Stockport Express, 26 Nov 2008)*