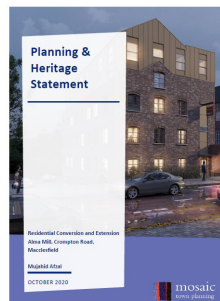
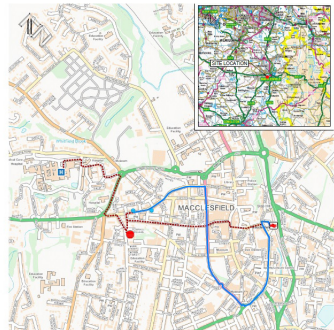


Alma Mill

31 Crompton Road
Macclesfield
SK11 8DS

**15,511
SQ.FT**



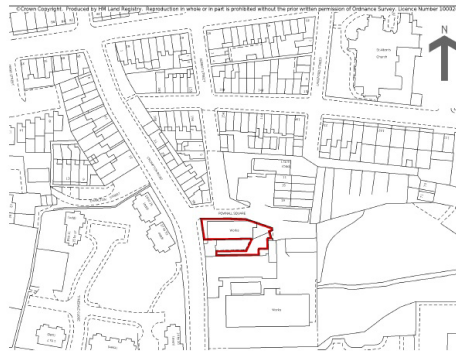
- Grade II listed redevelopment opportunity
- Full planning consent granted 06/12/2022
- Listed Building consent granted 06/12/2022
- Consent for 24 apartments/4 parking spaces
- Unit mix: 16 x 1B/1P, 4 x 1B/2P, 4 x 2B/3P
- GIA schedule: 15,511 Sq.ft/1,440Sq.m
- Freehold and Leasehold (950 years) Tenure
- Estimated GDV of £4,434,000

Location

Alma Mill is located on Crompton Street close to the centre of Macclesfield town centre and a short drive to the A523 The Silk Road. Close by are major employers Astra Zeneca (5 min drive) and Macclesfield Hospital (5 min walk) and Macclesfield train station is located less than 1.5 miles away or 5 minutes by car.

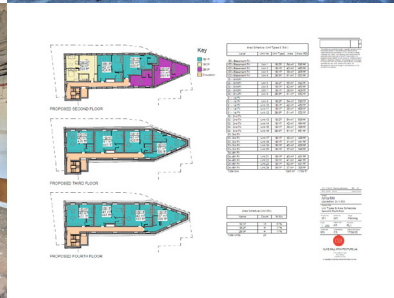
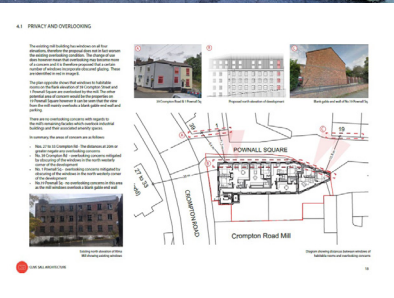
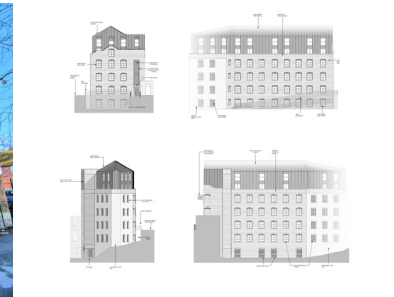
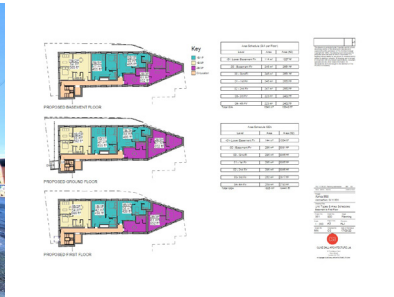
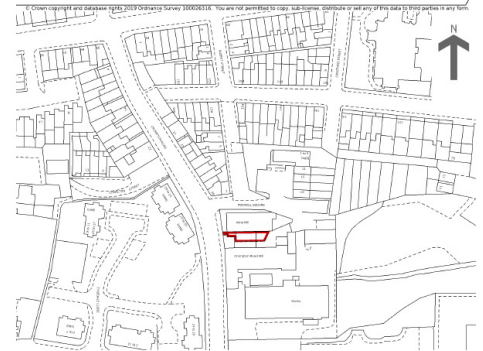
HM Land Registry
Official copy of
title plan

Title number **CH591917**
Ordnance Survey map reference **SJ9173NW**
Scale **1:1250**
Administrative area **Cheshire East**



HM Land Registry
Official copy of
title plan

Title number **CH591922**
Ordnance Survey map reference **SJ9173NW**
Scale **1:1250**
Administrative area **Cheshire East**



Description/Accommodation

Alma Mill is a five storey Grade II Listed Building, first listed on 28 October 1994, List Entry No. 1291799. Alma Mill does not sit within a conservation area but lies close to the Christ Church Conservation Area to the east. The building comprises a roughly rectangular brick structure with substantial load bearing masonry external walls and a single row of internal load bearing cast iron columns. The roof is predominantly dual pitched and slate covered with an eaves gutter behind the parapet wall.

Granted planning consent is for change of use and extensions to vacant mill into 24 self-contained apartments with associated car parking.

Planning documents include:

- Planning application.
- Phase 1 report.
- Section drawings.
- Structural report.

Planning documents include:

- Transport statement.
- Bat survey.
- Noise impact statement.
- Design & Access statement.

Planning documents include:

- CGI images.
- Plans.
- Location plans.
- Decision notice.

Rateable Value

Basement rateable value: £2,800.

Lower ground floor rateable value: £5,200.

Ground floor rateable value: £7,500.

First floor rateable value: £4,800.

Second floor rateable value: £2,950.

Alma Mill office rateable value: £1,450.

Small Business Rates Multiplier 2019/20: 49.1p/50.4p.

Interested parties should contact Cheshire East Council directly on: 0300 123 5013.

Tenure

Freehold - Title Number: CH591917.

Leasehold - Title Number: CH591922.

Price/VAT

£550,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable on the sale.

Conditions/Legal Costs

Subject to Contract.

Each party to pay their own legal costs.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MARCH 2023.

Accommodation

Alma Mill - Area Schedule

Number	Floor	Type	Area (sq.m)	Area (Sq.ft)	Conversion
1	L Ground	2 Bed	54	585	Conversion
2	L Ground	1 Bed	42	455	Conversion
3	L Ground	1 Bed	38	38	Conversion
4	L Ground	2 Bed	61	656.36	Side extension/conversion
5	Ground	2 Bed	55	592	Conversion
6	Ground	1 Bed	42	455	Conversion
7	Ground	1 Bed	38	408.88	Conversion
8	Ground	2 Bed	61	656.36	Side extension/conversion
9	First	2 Bed	54	585	Conversion
10	First	1 Bed	42	450	Conversion
11	First	1 Bed	38	408.88	Conversion
12	First	2 Bed	61	656.36	Side extension/conversion
13	Second	2 Bed	54	585	Conversion
14	Second	1 Bed	42	454	Conversion
15	Second	1 Bed	38	408.88	Conversion
16	Second	2 Bed	61	656.36	Side extension/conversion
17	Third	1 Bed	54	431	Rooftop extension
18	Third	1 Bed	42	441	Rooftop extension
19	Third	1 Bed	38	431	Rooftop extension
20	Third	1 Bed	37	396	Rooftop extension
21	Fourth	1 Bed	54	431	Rooftop extension
22	Fourth	1 Bed	42	441	Rooftop extension
23	Fourth	1 Bed	38	431	Rooftop extension
24	Fourth	1 Bed	37	396	Rooftop extension
Core + Circulation	All		363	3285	
Bike and Bikes +Part.store	Basement			789	
Total GIA				15,511	
Total NGA				11,487	
NTG				73%	

Planning

The property benefits from full planning consent and Listed Building Consent both granted 6th December 2022 by appeal for change of use and extensions to vacant mill into 24 self-contained apartments with associated car parking Application No: 20/3627M.