



Sanderson
Weatherall

FOR SALE

Industrial Development Opportunity



- Consent for Light Industrial units
- 1.28 acres (5,180 sq m) plus 0.61 acres (2,469 sq m)
- 420 KVA supply with onsite sub-station
- Price on Application

Land Adjacent to Thornsett Trading Estate, Birch Vale, New Mills, High Peak, SK22 1AH

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Location

Birch Vale is close to the border of the Peak District National Park, between New Mills (1.5 miles to the west) and Hayfield (1.5 miles to the east). The property is located to the front of Thornsett Trading Estate and is approached along an adopted access road off Thornsett Lane. Within the wider area, the town of Chapel-en-le-Frith is situated approximately 6.5 miles to the south-east and Stockport, with its access to the M60 Motorway, lies 9 miles to the north-west. The nearest stations are New Mills Central and New Mills Newtown with regular links to Manchester and Sheffield. In addition, the development is only a 15 minute drive from the relatively new (A555) Manchester Airport Eastern Link Road, providing direct access to Manchester Airport and the M56.

The site is only 0.5 miles away from the soon to be completed High Hill View development by Wain Homes which incorporates 96 new homes.

Site

The site is prominently positioned at the entrance to the Thornsett Trading Estate and in part comprises a 1.28 acres (5,180 sq m) parcel of levelled and cleared developable land with planning consent for a scheme of light industrial premises (hatched area on plan below). Additionally, there is an adjoining narrow parcel of land extending to approximately 0.61 acres (2,469 sq m) which is tree-covered and extends toward the site's western boundary, beyond which is High Hill Road. This site provides a future opportunity for additional car parking, open storage or further development subject to HPBC approval.

The site is bounded to the north by the access road, and to the south by the River Sett. The main site is currently cleared and levelled and it provides a dedicated electricity sub-station within the north-western corner. This was installed and adopted by Electricity Northwest (National Grid) on a lease to Electricity Northwest dated December 2021.

The site features low level timber post and barbed wire fencing to its entire perimeter aside from a pair of double metal gates at its northern boundary to allow vehicular and pedestrian access.

Site Areas

The land with planning consent for industrial development on the principle site extends to 1.28 acres (5,180 sq m) as shown in the indicative layout comprising units for subdivision into smaller units from 1,375 sq ft upwards. We consider an alternative and enhanced layout is feasible with redesign. The additional land to the western side of developable land extends to 0.61 acres (2,469 sq m).



Planning

Application No: HPK/2007/0357 determined on 12 July 2007, with full planning consent granted. Commencement of development works has begun, as confirmed by High Peak Planning Authority (copies available of request).

The site may be suitable for alternative uses, subject to obtaining the necessary consents. Prospective buyers must make all necessary independent enquiries in this respect.

We understand that the consent granted illustrates 7 units of 250 sq m (total 1,750 sq m / 18,800 sq ft).

Power Installation

On-site electricity substation providing three-phase supply with a 420 KVA supply with an extra 80 KVA potentially available and adopted by ENWL.

Utilities

Water supply is connected.

Tenure

The site is held Freehold under Title Number: DY391941. The substation is subject to a lease dated 10th December 2021 to Electricity Northwest Ltd for 99 years at £1 per annum.

Price

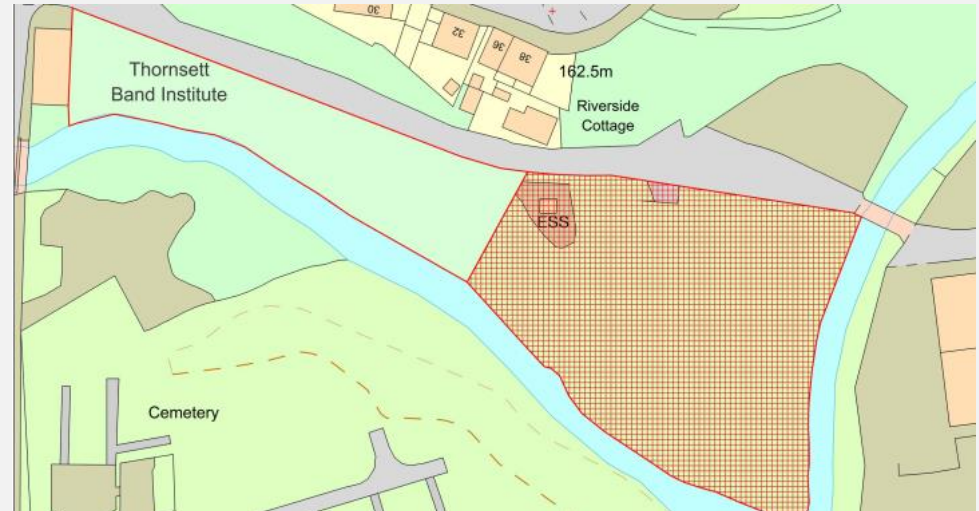
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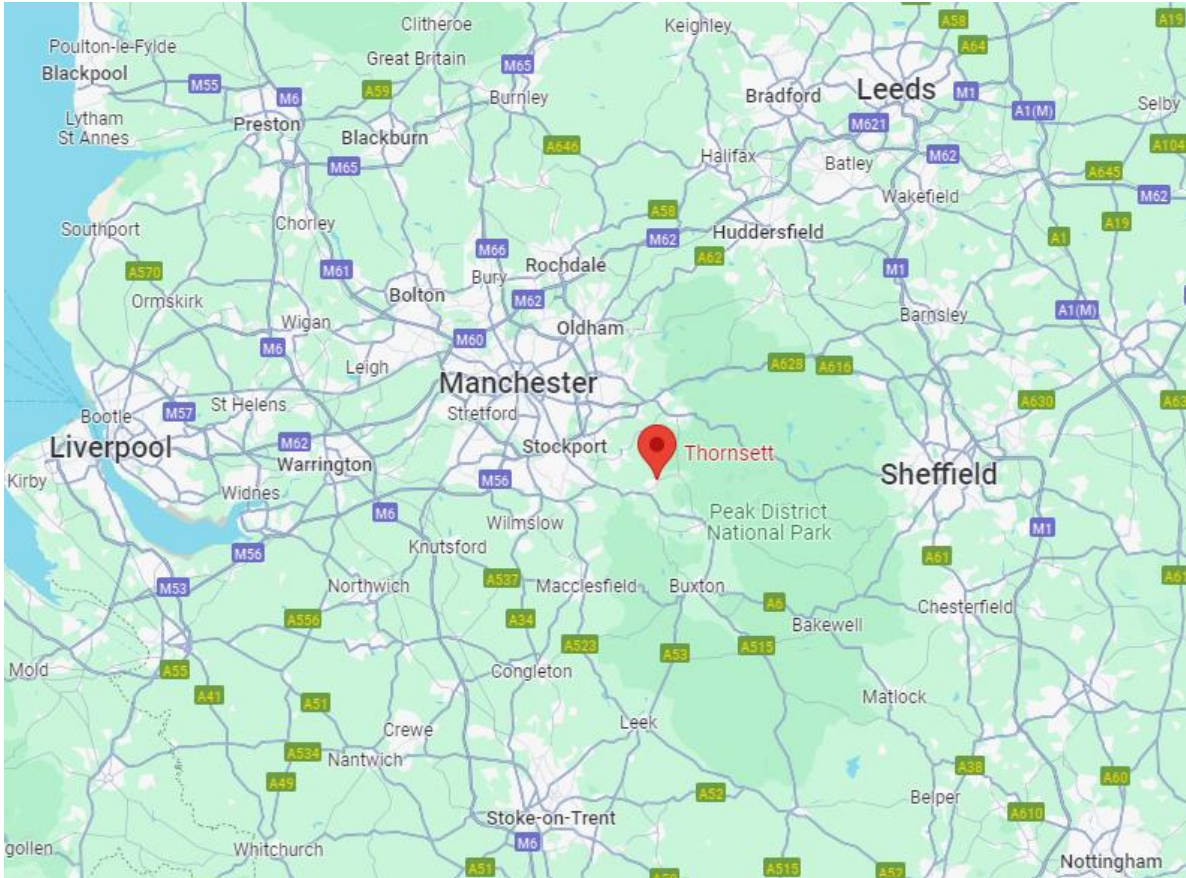
VAT

The property has been elected for the purposes of VAT.

Inspections

The site is accessed from the access road to the estate and can be inspected from the access road.





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