

# Churchill Way, Macclesfield **SK10**

Central Macclesfield, residential and commercial development opportunity with planning permission

# The opportunity.

## Land at the former Kings Head and Three Pigeons, Churchill Way and Chestergate, Macclesfield

A unique opportunity to purchase a town centre building plot with full planning approval (21/3146M) for a 4 storey building to create 45 one and two bedroom apartments.

The building plot also includes 410 sq m of ground floor retail space. (Ground floor Commercial / Retail units to be flexible uses within class E)\*. There is no 106 agreement payable and 2 units in total to be affordable units.

## Location

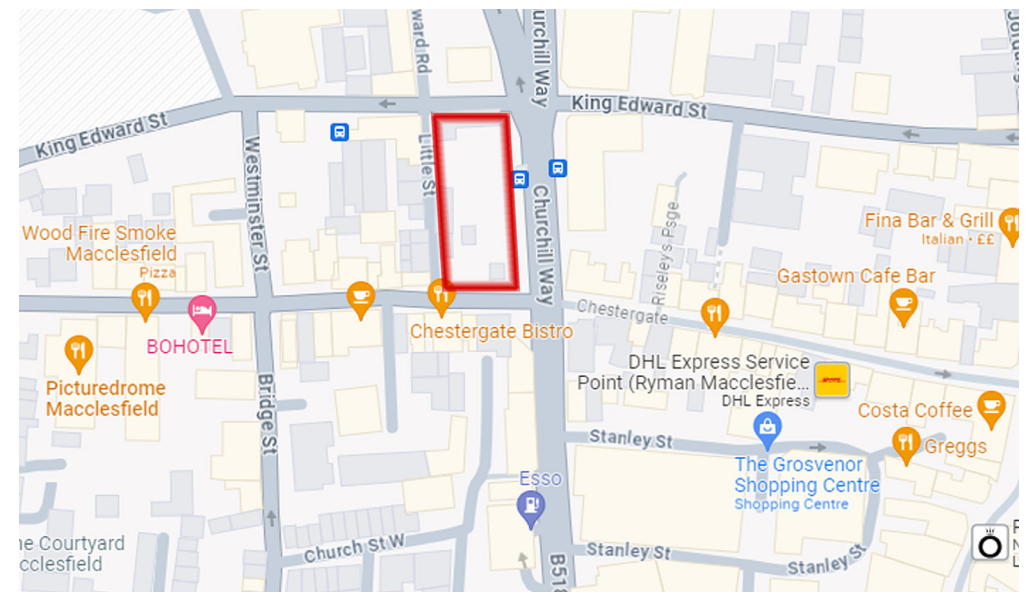
A town of rich heritage Macclesfield is surrounded by breath taking natural landscapes with the stunning Peak District National Park just a stone's throw away. Residents can indulge in scenic walks and hikes and a myriad of outdoor activities all on their doorstep whilst benefitting from its excellent connectivity and transport links to major cities. The availability of excellent schools also makes Macclesfield an attractive choice for young families and young professionals alike.



Proposed elevation along Churchill Way



Proposed elevation along Chestergate





## Description

The plot is approximately 70m in length and 30m in width (0.15 ha) adjoining two major town centre roads. Bordering the Eastern boundary of the site, Churchill Way is a busy thoroughfare constructed as an inner ring road and is the major arterial route in and out of the Town Centre. Chestergate to the Southern boundary is one of the historic routes into the town. At the Eastern end of Chestergate is the Town Hall. The section of shops and outlets between the Town Hall and the site on Churchill Way is a very important commercial and retail street.

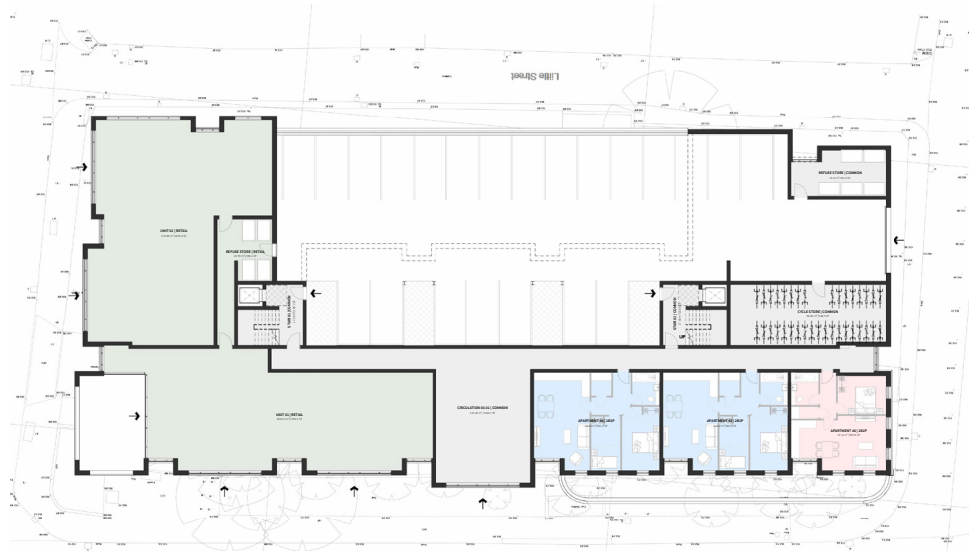


## Accessibility

The site is highly accessible being situated within walking distance to public transport and Macclesfield train station (0.5km) and is accessible to all local shops, services and amenities within the town centre.



# Building Layout Plans.



Churchill Way Ground Floor Plan



Churchill Way First Floor Plan

Use	Quantity	SQM	SQFT
1 Beds	21	1,073.03	11,500
2 Beds	24	1,487.19	16,008
Retail (Unit 1)	1	166.41	1,791
Retail (Unit 2)	1	174.58	1,879
<b>Total NIA</b>		<b>2,901.17</b>	<b>31,228</b>
<b>Total GIA</b>		<b>3,896.81</b>	<b>41,945</b>



Churchill Way Second Floor Plan



Churchill Way Third Floor Plan

# Macclesfield.



Treacle Market



St Michael & All Angels Church and Macclesfield Townhall



Macclesfield Forest

## Retailing in Macclesfield

Macclesfield is classed as a sub-regional retail centre with a UK ranking on par with towns such as Stratford-Upon-Avon, Altrincham, Loughborough, Hemel Hempstead and Richmond-Upon-Thames. Macclesfield town centre is a popular and established shopping area with a wide range of multiple and specialist retailers, providing around 900,000 sq ft of retail floor space. Town centre retailers include Boots, Body Shop, Waterstones, JD Sports, O2, Millets and many more national operators.

## Economy and Demographics

Macclesfield serves an urban population of over 713,500 (within a 12.5 mile radius of the town centre).

Nearly 40% of the population are classed as wealthy achievers with managers and senior officials making up 19% of the working population (significantly above the UK average of 15%). Homeowners account for 78% of the private households within the catchment area (higher than the GB average of 70%).

The level of car ownership in Macclesfield is well above the UK average, whilst unemployment rates have consistently been only two-thirds of the UK average.

## Excellent Connectivity

Macclesfield boasts fantastic transport links, ensuring seamless connectivity to both Manchester and London. With regular trains to Manchester Piccadilly (73 per day), you can reach Manchester city centre in just a short 20-minute journey, making commuting effortless.

For those seeking the charm of the capital, a total of 24 direct trains per day to London Euston can whisk you to the capital in approximately 1 hour and 45 minutes, providing easy access to vibrant city life whenever desired.

Macclesfield is well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been enhanced with the opening of the SEMMMS road linking Manchester Airport to the A6 and the opening of the Poynton bypass reducing the journey time to Manchester Airport and the M56.

The town benefits from excellent road communications lying at the junction of the A537 and A523 and within close proximity to the M6 motorway, 14 miles to the west.

Manchester Airport, one of Europe's fastest growing airports is located just 9 miles to the northwest of Macclesfield and is the third largest airport in the UK . The Airport hosts over 60 airlines, serving 200 world-wide destinations and handles 19 million passengers per year \*(anticipated to rise to 50 million by 2030).



**20 mins**  
Manchester Piccadilly  
Station



**1hr 45 mins**  
London Euston  
Station



**25 mins**  
Manchester Airport

## Method of Sale

Private treaty. Unconditional offers are invited for the unencumbered freehold interest.

## VAT

VAT will be applicable.

## Legal Fees

Legal Fees to be the responsibility of each party.

## Services

Interested parties to rely on their own enquiries regarding services.

## Tenure

The property is being sold freehold.

## Viewing

Strictly by appointment with sole agents, Hallams Property Consultants.



## Contact Us

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