

ALDERLEY EDGE SCHOOL FOR GIRLS

WILMSLOW ROAD, ALDERLEY EDGE, SK9 7QE

FREEHOLD OPPORTUNITY

Knight Frank | savills

Executive Summary

KEY HIGHLIGHTS

- Situated in the prime Cheshire village of Alderley Edge.
- Redevelopment potential for a variety of uses, including conversion of the existing buildings.
- Property floor area extends to approximately 99,000 sq ft.
- Site extends to approximately 5.7 acres.
- Additional parcel of land situated off Lydiat Lane, on the opposite side of Alderley Edge village, extending to approximately 5.56 acres.
- Freehold opportunity.
- Offers in excess of £5 million for Lot 1.
- Offers invited for Lot 2.



PROPOSAL

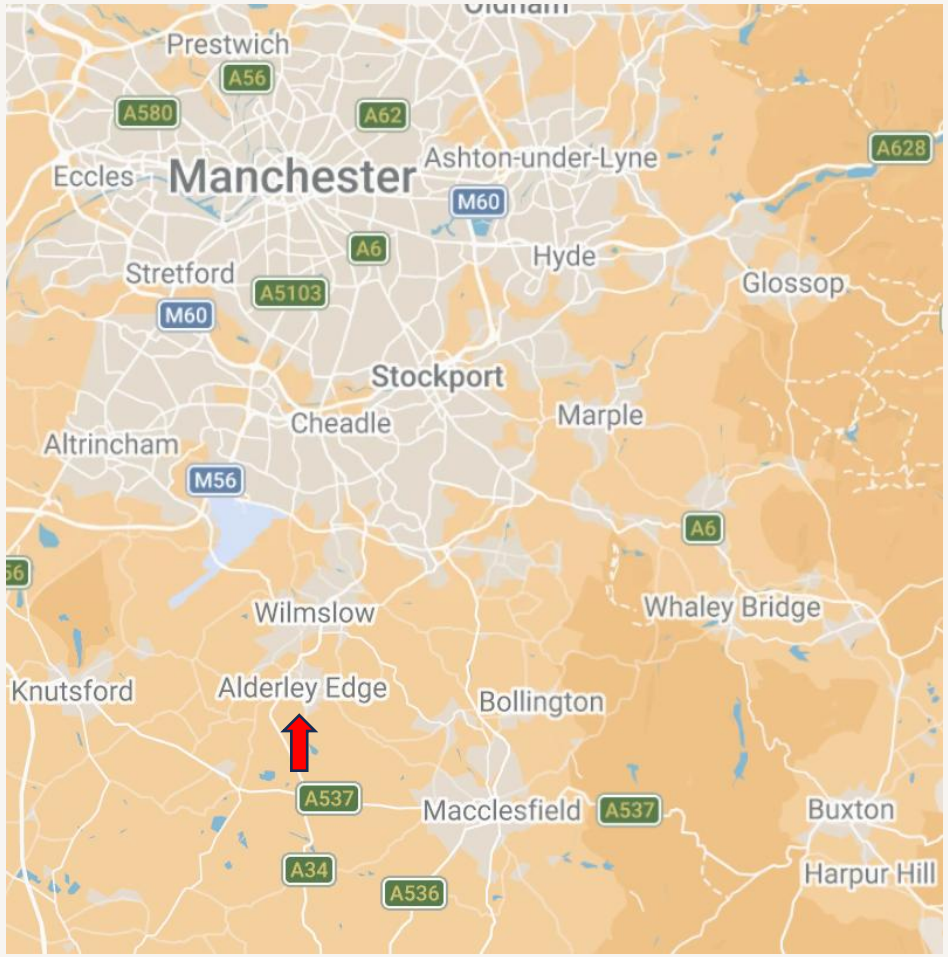
Knight Frank and Savills have been jointly instructed on behalf of the Governors of Alderley Edge School for Girls to invite offers for the freehold sale of the school and the land off Lydiat Lane by informal tender.

Offers are invited for the sites individually or together. Unconditional proposals are preferred, although all offers will be considered on their individual merits.

DESCRIPTION

The site comprises a blend of interconnected period and contemporary school buildings, together with a recreation field to the rear. The varied building stock and layout provide scope for a range of future uses, including conversion and reconfiguration of the existing accommodation, new-build development and phased delivery, subject to the necessary consents.

Location & Connectivity



LOCATION

Alderley Edge is one of Cheshire's most prestigious and sought-after residential locations, known for its attractive village setting and lifestyle offering. The village centre provides an excellent range of independent boutiques, cafés and restaurants, surrounded by the Cheshire countryside. Despite its village setting, Alderley Edge remains well connected to Manchester and the wider northwest.

The separate Lydiat Lane land lies off Chorley Hall Road, on the opposite side of the village.

CONNECTIVITY

Alderley Edge railway station provides regular direct services towards Manchester and across the wider northwest. Road connections via the A34 and M56 provide access to Manchester city centre, Manchester Airport and the national motorway network.

MANCHESTER AIRPORT
Over 200 destinations within a 14-minute drive

MANCHESTER PICCADILLY
Direct rail services in under 30 minutes

A34 / M56
Regional road access

Accommodation

MAIN BUILDING

The main school campus occupies a gated, sloping site extending to 5.7 acres, providing approximately 99,093 sq ft of accommodation.

Stone steps lead to the main reception, from which accommodation is arranged across five storeys. The school comprises predominantly purpose-built buildings and wings of varying ages and architectural styles.

The Woodard Building, constructed in 2000, is the most recent addition and incorporates the Millennium Hall, used for sports, together with a number of good-sized classrooms and changing facilities. The White Building, a period building, is situated to the south-east of the site, with St Joseph's, a purpose-built L-shaped building to the south and the Mount Carmel Building to the west.

The main school provides good on-site car parking, together with a hard-surfaced play area in front of St Joseph's. Further parking is available to the west, beyond which is a grass playing field extending to approximately 1.8 acres. A lane along the northern boundary provides secondary access to the property.

LYDIAT LANE

Lydiat Lane is grass field extending to 5.563 acres, located a short walk from the main site to the south of Alderley Edge and accessible via Lydiat Lane. It is adjacent to the railway tracks and is used predominantly in summer for sports and activities.

ACCOMMODATION SCHEDULE

The buildings are arranged across a series of split levels, with a summary of accommodation provided below on a GIA basis. Detailed floor plans are available within the data room.

Level	Area (sq ft)	Area (sq m)
1	9,043	840
2	35,477	3,296
3	33,981	3,157
4	17,320	1,609
5	3,272	304
Total	**99,093**	**9,206**

Planning

LOT 1

The Property is under the jurisdiction of Cheshire East Council. It is not locally or statutorily listed, nor within a Conservation Area according to the Cheshire East Conservation Area Map. The site is situated entirely within Flood Zone 1.

The main school site lies within the defined Alderley Edge settlement boundary and comprises a substantial area of previously developed land, which may offer potential for redevelopment or alternative uses, subject to the necessary planning consents.

An initial planning appraisal confirms the site is protected under local policy, with its current use classified as a community facility (educational use). Any proposal for alternative use will therefore need to clearly demonstrate that the existing use is no longer viable.

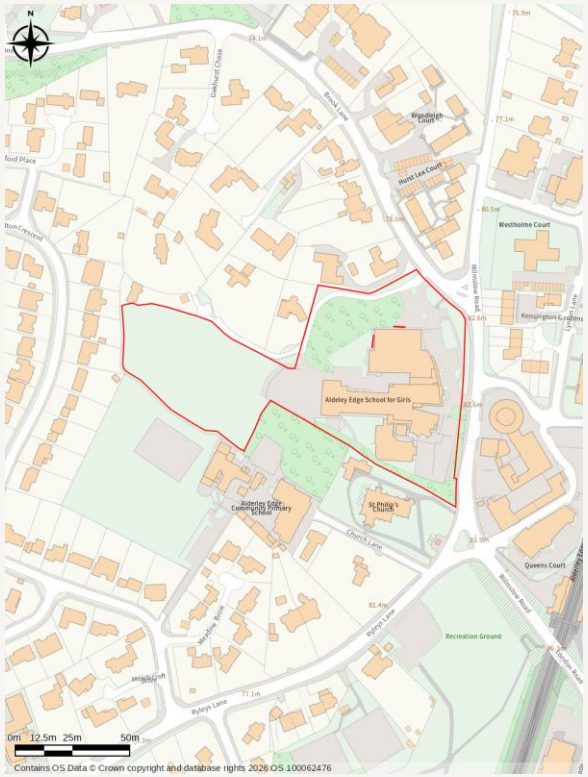
The playing fields are designated as Protected Open Space, meaning their redevelopment must be carefully justified. This could be achieved by demonstrating they are surplus to requirements, providing equivalent replacement provision elsewhere, or delivering alternative open-space benefits as part of a comprehensive development proposal.

LOT 2

The land off Lydiat Lane is available either on an individual basis or as part of a combined acquisition.

Extending to approximately 5.56 acres, the site is positioned on the opposite side of Alderley Edge village. It is designated as protected green space for parkland and falls under the jurisdiction of Cheshire East Council. The land is classified as agricultural and benefits from a relatively flat topography, supporting its overall usability and development potential.

The site is situated within Flood Zone 1 and we are not aware of any recent planning applications on the land.



LOT 1



LOT 2

Further Information

METHOD OF SALE

The sites are offered for sale by informal tender. An offer pro forma is available in the data room and must be completed as part of any bid. The tender deadline will be confirmed to registered parties.

VAT

Bidders should assume that the sale price will be subject to VAT.

DATA ROOM

Further property information is available through a secure data room. Access may be requested from either joint agent and remains subject to registration checks.

COMPLIANCE

Purchaser identity and anti-money laundering checks must be completed to the satisfaction of the joint agents.

FIXTURES AND FITTINGS

Please refer to the dataroom for the extent of fixtures and fittings included in the sale or available separately. Some fittings and contents may be available for sale separately or included. The extent of contents may have altered since the images were taken and at the time of any inspection.

TENURE

The main site is held freehold under titles CH459300 and CH459301. Lydiat Lane is held freehold under title CH455460.

EPC

The property has an energy rating of D.

VIEWINGS

Strictly by prior appointment through Knight Frank or Savills. The Vendor and joint agents accept no liability for parties entering the site for inspection purposes.

LEGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.



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