



chrishamridina

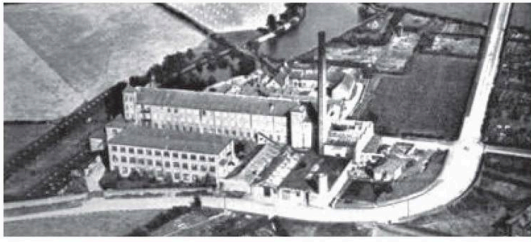
Greenham Commercial

Slater Harrison & Co Ltd, Lowerhouse Mill
Macclesfield



Lowerhouse Mill, Bollington
Sales Prospectus

In Excess of £1



The site at Lowerhouse Mill covers 2.69 hectares (6.65 acres) of which 1.84 hectares (4.55 acres) is previously developed.

The site owners are seeking offers, subject to planning, for redevelopment of the site including retention and conversion of a listed mill building.

The mill, originally for cotton, has been used for paper coating since 1929. The site has been organically developed since the 1819 by Antrabus, Samuel Gregg and subsequent successors.

The current site contains a Grade 2 listed mill, (mill 2) which has 4,147m² net internal area, and a second mill (mill 1) which is not individually listed but is a local heritage asset and consisting of 1,782m² net.

Overall the current site contains approximately 14,970m² (161,077 ft²) net internal space.

The original development of Lower House Mill by Phillip Antrabus and subsequently expanded by Samuel Gregg consisted of a mixed use of employment, residential and cultural and leisure. It was the origin of "Happy Valley". The site sits within the Bollington Cross and Lower House Conservation Area. When the site ceased trading in January 2026, the future of the listed buildings was placed in doubt.

From a planning and local political perspective, a rejuvenation of the whole site re-introducing a mixed development is seen as being consistent with the sites history and projected needs. This could include a substantial mix of residential, care, older persons living, commercial leisure, community use and employment. Any employment use would need to be compatible with proposed and existing residential property. There has been local interest in the potential to avoid re-introduction of heavy commercial traffic onto Albert Road and ensure that all car parking requirements are met within the site.

The owners are inviting offers for the whole site subject to planning and are being advised by Cheshire Property Links and Bower Mattin Partnership (project managers and architects), Chris Hamming (residential agent) and Chris Stubbs (Greenhams Commercial).

This multi-disciplinary team reflects the proposed approach to redevelopment. The owners will not release the site piecemeal but are seeking a comprehensive solution. This opens an opportunity for either a single developer or a consortium approach.

There have been constructive discussions with the Cheshire East Conservation Officer. Following their advice, a formal pre-application submission has been submitted to the local planning authority.

The owners have commissioned a detailed topographical and measured survey of all existing buildings which is available to prospective developers.



BACKGROUND

ABOUT BOLLINGTON

Demographics and residential
Bollington is a town with a population of 7944 (2021 census), 27% of the total are considered part of the ageing population with 49% of residents in employment. There is a high proportion of married couples (49.3%).

Residential values are in the higher median sector. There is potential for a new coherent well designing scheme to reach higher than average values on this site where new neighbouring new housing development has reinforced this pocket of Bollington as a desirable residential destination.

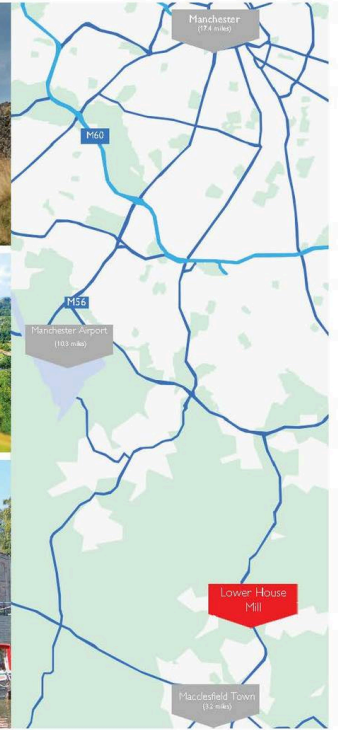
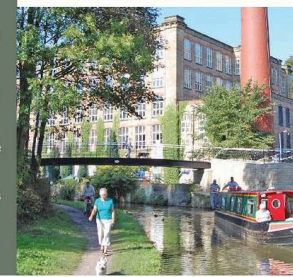
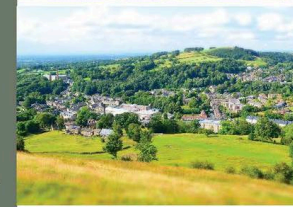
Education standards are high with academic achievement being 8% above the national average. There is a notable portion of professionals in Bollington.

Crime statistics show Bollington as the second safest small town in Cheshire. The area is served by several primary and secondary schools which are all rated "good" by Ofsted. It is anticipated that residential development on this site will appeal to retirees, care and families.

Employment

10.6% of Bollington residents are self-employed which exceeds the north-west average of 8.6%. Bollington has a highly skilled workforce. Over 60% are employed in professions, and technical activities with 18.8% being directors of their own businesses. This success underpins the demand for high quality accommodation for existing and start up businesses. The current investment yield in this sector in Bollington is circa 7%.

It is anticipated that any new employment opportunities will appeal to a number of sectors such as scientific and research, marketing and design, hospitality, specialist retail, health, well-being and leisure and entertainment. It is anticipated that the current level of professionals skills and entrepreneurship in Bollington will support new appropriate employment buildings and underpin future growth. The new employment is likely to attract local self-purchasers and tenants. The town is well located to access primary commuter routes to Manchester and Macclesfield where it also has a regular fast train service to London and the Midlands. It is 25 minutes average drive-time from Manchester International Airport.



PLANNING CONTEXT & APPROACH

The site is currently designated as an employment site in the local plan. As an interim measure, the client is letting some of the redundant employment space on short term annual lettings. These will be vacated for the developer but there is always the potential to assign the leases to the developer if this was desirable following receipt of planning approval.

In the meantime, a pre-application to Cheshire East Council is ongoing and it is expected that the mixed use approach will be endorsed.

The site is historically Use Class B2 (General Industry). Organic development along Albert Road in the immediate vicinity has now created a dominance of residential use in the neighbourhood. As such retention of general industry would be incompatible both with the existing road widths and the residential environment.

Policy EG3

Existing and Allocated Employment Sites requires protection of employment use unless:

- 1.(i) Premises are causing significant nuisance or environmental problems that could not be mitigated; or
- (ii) The site is no longer viable for employment use; and
 - a. There is no potential for modernisation or alternate employment use
 - b. No other occupiers can be found (Note this requires a 2-year marketing of the site)

2. Where it can be demonstrated that there is a case for alternative development on existing employment sites, proposals are expected to meet sustainable development on objectives of:
 - Policy SD1 (Sustainable development considerations in Cheshire East)
 - Policy SD2 (Sustainability Principles)

Policy EG3 para 11.25 provides a schedule of key employment areas in the borough. Lower House Mill, Bollington is excluded and no other sites in Bollington are on this list. Bollington is designated as a Local Service Centre. The Bollington Neighbourhood Plan Supports the retention of employment in the town.

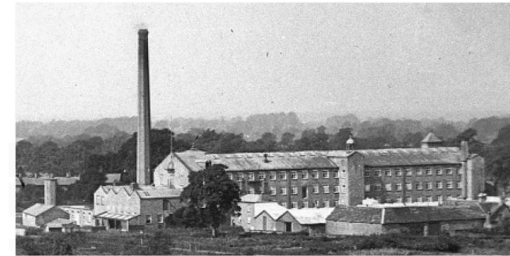
The case for alternative development is derived from a response to the changed character of the site and the Albert Road environment and the need to underpin the future of the listed building. Any redevelopment would need to deliver a scheme which is compatible with local infrastructure and support social and economic growth of the community. Preliminary consultation endorses the importance of retaining the listed mill building. There is recognition that residential use is the most likely viable scheme to underpin this objective and if combined with alternative employment uses compatible with residential area a mixed-use solution would be reflective of the original intentions of Samuel Gregg.

Alternative Employment Uses as defined in Use Class E (Commercial Business and Service) including shops, food and drink, financial services, professional and medical services, indoor sport/leisure, crèche, day centre or nursery offices and research and development are compatible with a residential area.

Equally, the following uses may be appropriate in this location: Class C1 (hotels), Class C2 (residential institutions including care), Class F1 (learning and non-residential institutions) as well as various sui generis uses such as theatre, laundrette, hostel, public house/wine bar/drinking establishment with food, music performance, and concert hall venues. The proposed use class C 5 could be appropriate on this site.

The sustainability tests of the local planning authority as recited in policies SD1 and SD2 emphasise:

- Creating a strong, responsive and competitive economy
- Contribute to creating a sustainable community
- Contribute to protecting and enhancing the natural, historic, and cultural environment
- Contribute positively to the areas character, identity, and distinctiveness
- Enhance the significance of historic assets and their wider setting
- Resilience to climate change by inclusion renewable energy sources and low carbon construction methods.



Heritage

Relevant local planning policies are HER 1 (Heritage Assets), HER 3 (Conservation Areas), HER 4 (listed Buildings), and HER 7 (Non-designated heritage assets). The broad thrust of these policies is to encourage reuse of heritage assets to safeguard their future sustainability. Any proposals need to be supported by a Heritage Statement per HER1 and a structural report on existing condition with a method statement as to how the works will be carried out.

The client has commissioned a structural report from Northern Structural Services to assist prospective developers in assessing abnormal costs associated with the listed buildings. Both mills are of a width which lends themselves to conversion. Bower Mattin Partnership have produced four alternative proposals. All retain Mill 2 the listed building but with removal and reconstruction of the roof to incorporate additional floor space. In option 2, the non-designated asset (mill 1) is demolished to be replaced with a building of similar scale and mass.

The structural report concentrates on condition and recommendations in respect of the mill chimney, and the main mill. It is anticipated that the developer will commission their own reports in respect of the smaller mill should this be viable to retain and define any proposed enhancements to structures depending on the use proposed.

Ecology and Sustainable Drainage

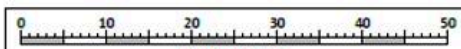
The Environment Agency Maps do not show any flood risk for Lower House Mill. Virtually, the whole site is covered in buildings and impermeable hardstandings. As a consequence, it is anticipated that a drainage scheme involving a substantial increase in permeable surfaces will be sufficient to deliver sustainable solution meeting the preferences of Policy ENV16 is feasible to incorporate a SuDS drainage without resorting to tanked underground systems. There is ample space to increase permeable areas due to demolition and the opportunity to link the surface water outfall into the existing mill pond.

Similarly, there is very limited habitat on the developed area of the site. For planning purposes no development of the mill pond is envisaged and by omission of this from the red line it is anticipated that the new scheme will deliver a 10% improvement meeting Bio Diversity Net Gain requirements without a financial sum.

Community Infrastructure Levy

In their Community Infrastructure Levy Charging Map by Cheshire East Council March 2019, Lower House Mill is zoned as zero rated for CIL.

PLANNING CONTEXT & APPROACH



Rev	Description	Date	By

- Site**
- Site Edge Red
 - Ownership Edge Blue
 - Primary Road
 - Secondary Road
 - Shared Surface Parking
 - Footpath
 - Public Green Space
 - Private Green Space
 - Trees Existing
 - Trees Proposed
 - Plot Division

Use & Amount Summary

Use	Existing Floor Area (m ²)	Proposed Floor Area (m ²)	% Change
MB 1	1,982	1,467	-13
MB 2	4,349	4,949	+14
Industrial/Trade	8276	0	-100
Office/Commercial	40	1,300	+3250
Community	0	345	+∞
Parking/Car Standing	4,815	7,840	+∞
Residential	0	3,840	+∞
Green Space	540	5100	+944
Total Floor Area	14,670	11,276	-23

Indicative Accommodation Schedule

Type	Floor Area (m ²)	No. Units	Total Area (m ²)
MB 1 Later Living	1,467	25	1,467
MB 2 Care Homes	4,949	70	4,949
E-	127	2	254
C-	117	4	468
D-	111	51	1,221
E-	119	2	238
F-	103	8	824
G-	84	3	252
H-	108	4	432
Commercial	1,300	5-10*	1,300
Community	345	1	345
Total Floor Area Commercial	5-10*		1,300
Total Floor Area Residential		35	3,173
Total Floor Area Care/Support Living		95	6,414



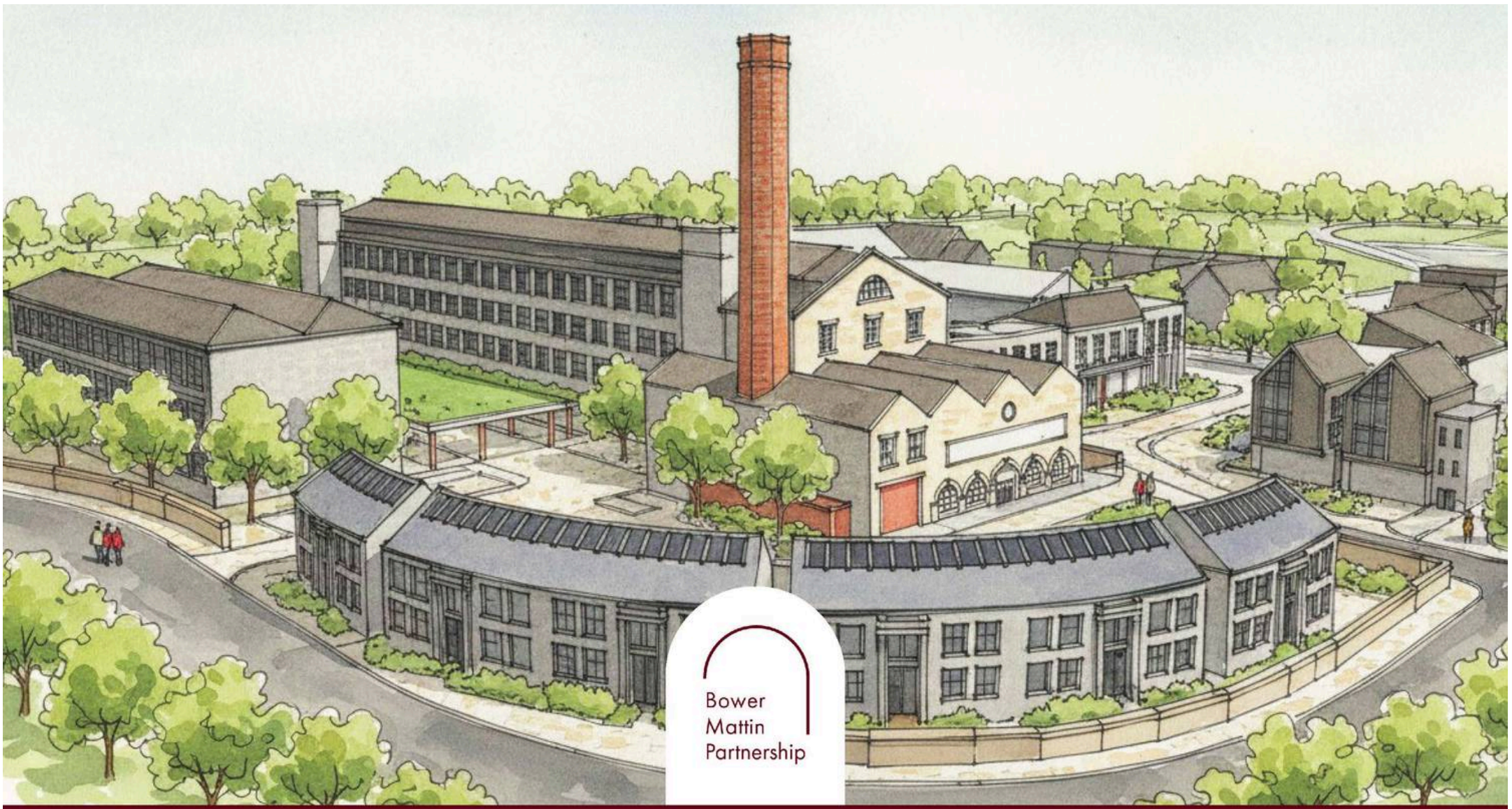
Bower Mattin Partnership
 BDA Chartered Architects & Surveyors
 01422 509187
 Site 20, Southfield House, Macfield, Chester, SK10 5JW

Project Title: Lowerhouse MB, Albert Road, Bollington, Macfield, Chester, SK10 5JW

Drawing Title: Proposed Mixed Use Site Layout - Residential/Commercial/Community/Care

Rev	Flavour	Date	Drawn By	Checked By	

Job No: 33549
 Category: L
 Date Revised: Feb 25
 Drawn: PHL
 Checked: PHL
 Scale: 1:1000
 Plot Size: 102



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