



PRIME RESIDENTIAL/ DEVELOPMENT OPPORTUNITY

Parkdale

Dunham Road Altrincham, WA14 4QG

savills

KEY CONSIDERATIONS

- Residential development opportunity in Altrincham.
- Existing period property extending to c. 10,000 sq ft.
- Site extends to 1.42 acres (0.57 hectares)
- Freehold sale with Vacant Possession.
- Redevelopment potential for a range of uses, subject to planning permission.



BACKGROUND

Savills are instructed on behalf of The Vegetarian Society to dispose of the property known as Parkdale, Altrincham. All offers will be considered on the their individual merits.

SITUATION

The property, known as Parkdale, is located on Dunham Road in Altrincham, on the edge of Bowdon. Altrincham is a well regarded suburb of Manchester within the Trafford Borough. It benefits from excellent transport links via the M56 and A556 to the south and the M60 through Sale to the north. Altrincham Transport Interchange also allows access to the Metrolink tram service that routes directly into Manchester city centre and onward to Bury and Rochdale. Altrincham is also very well located for access to Manchester Airport via Hale Road.

Altrincham as a town hosts all of the amenity that you would expect of a commuter town including the main supermarket operators, several clothing retailers and a range of independent food and drink establishments. Altrincham also benefits from its Market Hall which has been a key factor in Altrincham's resurgence and allows artisan food and beverage retailers to flourish.

The property itself is located to the north of Denzell Gardens and The Devisdale with its frontage to Dunham Road. The site boundary to the south west forms the general boundary between Bowdon and Altrincham.

THE PROPERTY

The property comprises a period, two storey property, set within mature gardens. The property is currently used as the Headquarters for The Vegetarian Society who are in the process of relocating. The property is therefore laid out as offices, training kitchen and associated store spaces. The property is assessed to extend to approximately 10,345 sq ft (961.1 sq m) over basement, ground and one upper floor. The property is set within grounds of approximately 1.41 acres (0.57 hectares).

Whilst the property has been utilised for office space, many of the period features remain in the building including original fireplaces, architraves and window details. The property was also extended several years ago to accommodate the training kitchen and additional office space at first floor level.

It is envisaged that the property could be re-developed for a range of uses with the possibility to consider a single or multi-unit conversion of the building, or a more holistic redevelopment, subject to the necessary consents.

The property is not listed, however it is located in the Devisdale Conservation Area.

PLANNING POSITION

Under the jurisdiction of Trafford Borough Council, the site could be considered for a range of development options, subject to gaining the necessary planning consents.

Trafford is currently operating under the Trafford Core Strategy and revised Trafford UDP. Whilst these frameworks remain enforceable, Trafford is also part of the "Places for Everyone" plan for Greater Manchester which is due for potential adoption through 2023.

Despite the imminent changes, the pertinent policies indicate that the property could:

- Be retained as commercial use under class "E;"
- Be converted/ subdivided for open market/ affordable housing;
- Be converted for a Care Home/ Retirement Living scheme.

A demolition of the property is likely to need significant justification, however all offers will be judged on their merits.



Approximate Area = 854.8 sq m / 9201 sq ft
 Cellar = 106.3 sq m / 1144 sq ft
 Total = 961.1 sq m / 10345 sq ft
 Including Limited Use Area (1.7 sq m / 18 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Cellar

Ground Floor



First Floor

Second Floor





PROCESS

In the first instance, we would invite parties to confirm their interest via e-mail to either Ned Books, Jamie Carter or Ellis McQueen using the details below. Thereafter, you will be provided with access to a secure data room where you will find all available legal, planning and technical information.

You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, by the confirmed tender deadline date.



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VIEWING

Viewings of the property are strictly by appointment only and will be conducted as a series of "open days". Further details will be provided to interested parties in due course.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the building.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The Vendor reserves the right to charge VAT on the property.