



Cheshire East Commercial Property Review 2016



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Executive Summary

The strength and diversity of Cheshire East's economy was reflected in the significant number of development proposals announced during 2015:

- Alderley Park goes from strength to strength with a revised masterplan approved to develop Alderley Park into a major life sciences business cluster. Alderley Park is also included as one of the locations within the Cheshire Science Corridor which secured Enterprise Zone status during 2015. Alderley Park is also set to be the home of the National Centre of Innovation for anti-microbial resistance and play a key role in driving forward research and development of new approaches targeting antimicrobial resistance.
- Reaseheath College released plans for a £17.5 million national centre of excellence for agri-tech, covering all aspects of agricultural innovation, mechanisation and advanced engineering. The development has secured around £6 million of Cheshire & Warrington Local Enterprise Partnership funding.
- A joint initiative by OSL Rail Limited and Pete Waterman will see the opening of the Railway Exchange Training Academy in Crewe. This will focus on training people already employed in the rail industry, as well as the next generation of engineers.

- Sanofi UK is planning a major expansion programme at their Holmes Chapel site due to the success of their core products (Nasacourt & Flutiform) in the US and Asia markets. The development could lead to the creation of hundreds of new jobs at the site.
- The Government confirmed the HS2 route connecting Birmingham to Crewe, will open six years ahead of schedule in 2027.

The year saw mixed performances amongst the different property market sectors in Cheshire East. The investment, industrial and residential property sectors achieved new highs and surpassed national trends, though the office sector has seen some reduction in previous levels.

Property investment activity resulted in reported deals at their highest level since records began. Deal numbers were almost double those of the previous year at 17 and of the annual average:

- For the first time for 5 years, all property market sectors saw investment deals concluding. Office and retail properties represented the majority of the deals at 15, with the latter sector continuing its year by year domination of transactions.
- The emphasis on small retail property investments meant that the total value (£21.5 million) was well down on previous years, as was the floorspace involved (27,405 sq. m.)
- The largest deal at Phoenix Leisure Park in Crewe, saw Custodian REIT adding to its growing Cheshire investment portfolio. This was also the case for Quasar Real Estate, with the addition of seven office units at Orion Park, Crewe.
- Macclesfield and Crewe were the sought after locations, reflected by all but four of the reported transactions.

The industrial property sector saw floorspace take up at an unprecedented level:

- Take up of 119,589 sq. m. represented an increase of 56 percent on the previous year; was 15 percent above the previous highest recorded annual total and was over 40 percent higher than the annual average for the last five years. Demonstrating clear demand for high quality industrial units.

- At 56, the number of deals was the second highest recorded. One third of these involved properties in excess of 1,000 sq. m, reflecting a significant increase in transactional activity for premises of this size.
- Middlewich attracted the largest share of floorspace take up at 45,025 sq. m., reflecting the year's largest individual deal - B&M Bargains leased Tesco's 42,800 sq. m. MW 460 unit, at Midpoint 18 Business Park.
- Crewe and Macclesfield saw the most number of deals, registering 38 percent and 32 percent respectively of the Borough's total. Crewe's activity included Wincanton Transport taking a sub-lease of Legal & General's Crossflow 380 building. At 21,368 sq. m. this represented the year's second largest transaction.
- In line with the wider North West region strengthening demand and diminishing levels of quality stock saw rental levels rising. Tytherington Business Park, Macclesfield, saw deals at £73.73 per sq. m. and Orion Park, Crewe, achieved levels up to £65.14 per sq. m.
- In response to the demand for high specification industrial units for SME's Total Developments purchased the final development plot at Orion Park, Crewe, for a further phase of speculative development.

The recent trend of year on year growth in the office sector performance slowed in 2015:

- 31 deals involving the letting or sale of properties in excess of 200 sq. m, delivered 14,800 sq. m. of floorspace take up. These figures represent a fall from 2014 levels.
- Yet again activity was focused towards the lower end of the space spectrum. Almost three quarters of the deals involved premises of less than 465 sq. m. Consequently, the average deal size was 478 sq. m, compared to 2013's high point of 564 sq. m.
- The traditional market hotspots of Wilmslow, Macclesfield and Crewe dominated, being responsible for two thirds of the transactions and 72 percent of floorspace take up.
- Wilmslow recorded the highest rental level, with Bollin House achieving £188.37 per sq. m. The town also saw the two largest space lettings including Citation Ltd's 1,700 sq. m. deal at Kings Court.

The Borough is a sought after residential location. According to a national housing market report published during the year, Cheshire East has three of the four highest value wards in the North of England and Wales. Prestbury is also the most expensive ward overall. The Daily Telegraph included Alderley Edge in its list of England's 25 most idyllic villages.

2015 saw momentum building in the Borough's residential development market with further growth in both housing completions and planning consents:

- Completions saw a significant spike, at 1,236 units, this was an uplift of 86 percent on 2014's figure, which itself was a record high in the post-recession years.
- 36 planning consents were given for developments that will deliver at least 20 units. Together they will provide over 3,400 new homes and as a result, planning permissions are now in place to deliver almost 11,000 homes across the Borough.
- Sandbach and Congleton were each recipients of 20 percent of the site consents, with Sandbach also representing around one third of the number of homes to be built.
- 27 sites are under construction, each accounting for at least 40 units, that are due to be completed in the next five years. These total 3,050 homes. Again Sandbach is the hotspot with a 25 percent share, followed by Congleton (14 percent) and Middlewich (12 percent).

Figures announced in 2015 reveal that visitor tourism numbers for the Borough reached 15 million, with tourism spend totalling £806 million – both being up on previous performance levels. These figures are underpinned by the fact that one in five of the North West's top 20 most visited paid attractions are located in Cheshire East – namely Tatton Park; Dunham Massey; Quarry Bank Mill and Lyme Park.



Industrial and Distribution

PROPERTY NAME/ADDRESS	VENDOR/LANDLORD	PURCHASER/TENANT	SIZE (SQ. M.)	PRICE	RENT/PRICE (SQ. M.)	LEASE TERM (YEARS)	AGENT
CREWE							
CrossFlow 380, Weston Road, Crewe	Tesco	Wincanton Group Ltd	21,368	N/a	£48.44	2	Jones Lang Lasalle
Former CRS Building, Crewe	Davis Haulage	Bakkovar	3,252	£357,440	£109.91	Freehold	Legat Owen
Douglas House, Gateway, Crewe	Fraylings Holdings Ltd	Vogelsang Ltd	1,765	£1,000,000	£566.58	Freehold	Legat Owen
Douglas House, Gateway, Crewe	Fraylings Holdings Ltd	c/o Miles Commercial Investors	1,765	N/a	£45.33	10	Legat Owen
Units C & D, Lancaster Fields, Crewe	Liverpool and Chester Property Co Ltd	Hough Green Garage Ltd	1,715	N/a	£43.73	10	Legat Owen
Unit 6, Orion Park, Crewe	Black and White (Crewe) Ltd	Pramac UK Ltd	1,041	N/a	£56.48	10	Legat Owen
Unit 5, Crewe Gates, Crewe	Isaac Kaufman	Undisclosed	1,028	N/a	Undisclosed	Undisclosed	Legat Owen
Unit 8, Orion Park, Crewe	Black and White (Crewe) Ltd	Kingswood Poultry	713	N/a	£64.00	10	Legat Owen
Weston Centre, 2 Weston Road, Crewe	Royal Mail Group Ltd	MECX Technical Services Ltd	685	N/a	£51.09	6	Sanderson Weatherall
Unit 10, Orion Park, Crewe	Black and White (Crewe) Ltd	Power Supply Projects Ltd	612	N/a	£65.14	12	Legat Owen
Unit 5, Orion Park, Crewe	Black and White (Crewe) Ltd	Turemans Holdings Ltd	622	N/a	£61.94	10	Legat Owen
Workshop, Gresty Lane, Shavington	Taylor's Organics	Nantwich Veneers	543	£350,000	£644.57	Freehold	Legat Owen
Unit 4, The Gateway, Crewe	Isaac Kaufman	Cheshire Workwear	352	N/a	£71.02	10	Legat Owen
Unit 14, The Gateway, Crewe	Isaac Kaufman	Undisclosed	325	N/a	£46.15	1	Legat Owen
Unit R2, Herald Park, Crewe	S Robinson and Co	TQ Education and Training	316	N/a	£55.38	5	Legat Owen
Unit 12, The Gateway, Crewe	Isaac Kaufman	DURR Limited	282	N/a	£63.83	1	Legat Owen
Unit 8, First Business Park, Crewe	Undisclosed	Undisclosed	251	N/a	£47.80	5	Butters John Bee
Unit 10, First Business Park, Crewe	Undisclosed	Undisclosed	251	£149,995	£597.59	Freehold	Butters John Bee
Unit B9, First Business Park, Crewe	Fraylings Holdings Ltd	Oatmarket Holdings Ltd	250	£180,000	£720.00	Freehold	Legat Owen
Unit 8, First Business Park, Crewe	Fraylings Holdings Ltd	Olympus International	250	N/a	£48.00	5	Legat Owen
Unit 7, First Business Park, Crewe	Fraylings Holdings Ltd	David Holt	232	£190,000	£818.97	Freehold	Legat Owen
HANDFORTH							
Industrial Unit, Stanley Green Trading Estate, Handforth	Undisclosed	R H Claydon Ltd	3,321	£1,440,000	£433.60	Freehold	Jones Lang Lasalle/Roger Hannah & Co
Unit 4, Brooke Park, Handforth	Aberdeen Asset Management Plc	ELP Wilmslow	2,061	N/a	£109.15	10	Cushman & Wakefield
KNUTSFORD							
Unit 7/8, Parkgate Industrial Estate, Knutsford	Undisclosed	Undisclosed	468	£350,000	£747.86	Freehold	Greenham Commercial
MACCLESFIELD							
WH2, Silk Road Business Park, Macclesfield	Private Investor	Undisclosed	9,266	N/a	£37.67	Undisclosed	Hallams
Zurich Warehouse, Hulley Road, Macclesfield	Emsix	Arighi Bianci	1,952	N/a	Undisclosed	Undisclosed	Hallams
Unit 8, Langley Business Park, Macclesfield	Undisclosed	Fastrak Retail	1,672	N/a	£35.00	Undisclosed	Hallams
Unit 9, Langley Business Park, Macclesfield	Undisclosed	Arighi Bianci	1,486	N/a	£35.00	Undisclosed	Hallams

PROPERTY NAME/ADDRESS	VENDOR/LANDLORD	PURCHASER/TENANT	SIZE (SQ. M.)	PRICE	RENT/PRICE (SQ. M.)	LEASE TERM (YEARS)	AGENT
Commercial Premises (Ground), Buxton Road, Macclesfield	Undisclosed	Undisclosed	1,208	£950,000	£786.42	Freehold	Greenham Commercial
Former Factory Premises, Lowe Street, Macclesfield	Undisclosed	Undisclosed	1,068	£300,000	£280.90	Freehold	Greenham Commercial
Unit 2, New Crescent Works, Macclesfield	Undisclosed	Tunncliffe Labels and Signs Ltd	906	£490,000	£540.84	Freehold	Greenham Commercial
Unit H3, Sandalwood Court, Tytherington Business Park, Macclesfield	Orbit Developments Ltd	Sofix Ltd	612	N/a	£73.73	2	Lambert Smith Hampton
Melville House, Hurdsfield Industrial Estate, Macclesfield	Undisclosed	Undisclosed	607	N/a	£49.42	Undisclosed	Hallams
Unit B, Calamine Street, Macclesfield	Undisclosed	Undisclosed	510	£300,000	£588.24	Freehold	Hallams
Unit A, The Old Sawmill, Macclesfield	Gekko Ltd	Architectural Salvage Ltd	364	Not quoted	£35.74	Undisclosed	Hallams
Unit 10, Lyme Green, Macclesfield	Orbit Developments Ltd	ALM Garages	343	N/a	£52.22	Undisclosed	Hallams
Motorway House, Charter Way, Macclesfield	Emsix	Doorco	334	N/a	£52.20	Undisclosed	Hallams
Redwood Court, Tytherington Business Park, Macclesfield	Clothingsites.co.uk	Nexus Dry Hire Ltd	307	N/a	£73.63	2	Lambert Smith Hampton
Unit 4, Pool Street, Macclesfield	Undisclosed	Undisclosed	282	N/a	£59.10	Undisclosed	Greenham Commercial
Unit 4, Lyme Green Business Park, Macclesfield	Undisclosed	Electroserv Ltd	273	£215,000	£787.55	Freehold	Hallams
Unit 4, Fence Avenue, Macclesfield	Undisclosed	City Plumbing Supplies	220	N/a	£68.18	10	Greenham Commercial
Unit 7, Fence Avenue, Macclesfield	Undisclosed	CES UK	217	N/a	£69.12	Undisclosed	Greenham Commercial
MIDDLEWICH							
MW 460, Pochin Way, Middlewich	Tesco	B&M Bargains	42,817	N/a	£45.75	10	Bilfinger GVA/Jones Lang Lasalle
Unit C, Millbrook Court, Middlewich	James Hay Pension Trustees	Northern Corrugated	758	£635,000	£837.73	Freehold	Legat Owen
10 Valley Court, Midpoint 18, Middlewich	Undisclosed	Undisclosed	353	£250,000	£708.22	Freehold	Fifield Glyn
1 Prosperity Court, Middlewich	Grafton Group	Lifestyle Interiors	325	N/a	£61.54	3	Legat Owen
7 Prosperity Court, Middlewich	Grafton Group	Automac	279	N/a	Undisclosed	3	Legat Owen
8 Prosperity Court, Middlewich	Grafton Group	Lancer	279	N/a	Undisclosed	3	Legat Owen
3 Prosperity Court, Middlewich	Grafton Goup	Ennes Ltd	214	N/a	£63.08	3	Legat Owen
NANTWICH							
Nantwich Agricultural, Nantwich	Hughes Family	John Deere	1,858	Undisclosed	Undisclosed	Freehold	Legat Owen
Princes Court, Beam Heath Way, Nantwich	Andrews Investments	NVS	1,394	N/a	£53.80	10	Legat Owen
Shed M, Doddington Park Farm, Nantwich	Lady Delves Broughton	Elite Coachworks and Horseboxes Ltd	1,281	N/a	£21.08	4	Legat Owen
Unit 2, Orion Park, Nantwich	Quaser	Undisclosed	649	N/a	£58.55	6	Legat Owen
SANDBACH							
Unit 2, Lodge Road, Sandbach	Undisclosed	JFH Horticultural	3,574	£795,000	£222.44	Freehold	WHR Property
Unit 2, Springvale Industrial Estate, Sandbach	Undisclosed	Polfab Uk Ltd	434	N/a	£34.56	3	Butters John Bee
A and B, Springvale Industrial Estate, Sandbach	James Thorley	Mr and Mrs S Calvert	280	£185,000	£660.71	Freehold	Legat Owen

Office Deals

PROPERTY NAME/ADDRESS	VENDOR/ LANDLORD	PURCHASER/TENANT	SIZE (SQ. M.)	PRICE	RENT/PRICE (SQ. M.)	LEASE TERM (YEARS)	AGENT
CONGLETON							
2-4 Moody Street, Congleton	Undisclosed	Undisclosed	345	£181,000	£524.64	Freehold	Timothy A Brown
CREWE							
Lyme Building, Crewe Business Park, Crewe	Barshaw Ltd	Carrott Insurance	608	N/a	£145.00	5	Legat Owen
Suite B, Gawsworth House, Crewe Business Park, Crewe	Undisclosed	Undisclosed	560	N/a	£134.55	Undisclosed	Altus Group
Part Ground Floor, Emperor Court, Crewe	Pochin	Mahle Industrial Filtration (UK) Ltd	393	N/a	£136.49	10	Legat Owen/ Matthews & Goodman
Emperor Court, Crewe Business Park, Crewe	Undisclosed	UK Fuels Ltd	345	N/a	£143.00	5	Matthews & Goodman
Part First Floor, Emperor Court, Crewe	Pochin	WEX Europe	345	N/a	£142.49	8	Legat Owen
Units 4-5, Macon Court, Crewe	UK Fuels	PA 4 You SASS	247	£206,880	£838.00	Freehold	Legat Owen
Right Wing, Datum House, Crewe	Undisclosed	Mobilise Telecom Ltd	224	N/a	£107.63	3	Butters John Bee
523 West Street, Crewe	Undisclosed	Undisclosed	212	£105,000	£495.28	Freehold	Butters John Bee
Scott House (1st), Crewe Business Park, Crewe	Crest Signs	Escalla	200	N/a	£125.45	5	Legat Owen
HANDFORTH							
Dunham House, Handforth	Select Properties	8Ball Games Ltd	369	£700,000	£1,897.02	Freehold	Hallams
KNUTSFORD							
Suite A, Building 1, Booths Park, Knutsford	Bruntwood Estates Ltd	Brookfield Rose Ltd	666	N/a	£177.61	7	CB Richard Ellis
No 1, L2 Suite B, Booths Park, Knutsford	Bruntwood Estates Ltd	Apogee Wealth Management Ltd	228	N/a	£177.61	8	CB Richard Ellis
MACCLESFIELD							
Greenway House (1st), Tytherington Business Park, Macclesfield	Orbit Developments Ltd	Fourth Ltd	762	N/a	£156.08	Undisclosed	Greenham Commercial
3-5 Jordangate, Macclesfield	Undisclosed	Undisclosed	323	£170,130	£526.72	Freehold	Greenham Commercial
Unit 3, Maple Court, Macclesfield	Le Noir Properties	NTS Premier Services	281	N/a	£80.07	5	Hallams

PROPERTY NAME/ADDRESS	VENDOR/ LANDLORD	PURCHASER/TENANT	SIZE (SQ. M.)	PRICE	RENT/PRICE (SQ. M.)	LEASE TERM (YEARS)	AGENT
Waterside House, Waterside, Macclesfield	Undisclosed	Undisclosed	242	N/a	£123.97	Undisclosed	Janhill Estates
Unit 2, Bailey Court, Macclesfield	Bailey International	Delta Corporate Risk	215	N/a	£80.07	5	Hallams
Sycamore House (1st), Tytherington Business Park, Macclesfield	Undisclosed	Inglewood Engineering Consultancy Ltd	207	N/a	£86.00	5	Matthews & Goodman
MIDDLEWICH							
Holmes Chapel Road, Middlewich	Dutton Utilities	Hero Renewables Ltd	317	N/a	£88.33	7	Sanderson Weatherall
NANTWICH							
28 Coppice Road (Ground and 1st), Nantwich	Rowlinsons	Can Developments Ltd	328	£225,000	£685.98	Freehold	Legat Owen
Alvaston Lodge, Alvaston Business Park, Nantwich	Alvaston Projects	VI Resources	237	N/a	£132.91	5	Legat Owen
34-36 High Street (2nd), Nantwich	Fred Walker	Poole Alcock LLP	221	N/a	£90.30	5	Legat Owen
POYNTON							
Plot 18, Adlington Industrial Estate, Poynton	William Kirk	Q Estates	401	N/a	£102.26	Undisclosed	Hallams
SANDBACH							
9 Old Middlewich Road, Sandbach	Undisclosed	Undisclosed	864	£140,000	£162.04	Freehold	Wignall Brownlow
Field House, 40 Congleton Road, Sandbach	Undisclosed	Undisclosed	200	£250,000	£1,250.00	Freehold	Butters John Bee
WILMSLOW							
Norcliffe House, Wilmslow	Undisclosed	Undisclosed	2,230	N/a	£177.61	Undisclosed	Orbit Developments
Ground (part) and 1st, Kings Court, Wilmslow	Orbit Developments Ltd	Citation Ltd	1,697	N/a	Undisclosed	10	Orbit Developments
Bollin House, Wilmslow	Undisclosed	Umbrella.co.uk	743	N/a	£188.37	Undisclosed	Orbit Developments
Courthill House (2nd), Wilmslow	Undisclosed	Undisclosed	419	N/a	£177.61	Undisclosed	Orbit Developments
40 Water Lane, Wilmslow	Undisclosed	SportFive	385	N/a	£93.11	10	Orbit Developments

Investment

LOCATION/PROPERTY	VENDOR	PURCHASER	SIZE (SQ. M.)	PRICE	TENANT(S)	INCOME (PER ANNUM)	NET INITIAL YIELD (%)	AGENT
INDUSTRIAL								
Unit 4, Hurdsfield Industrial Estate, Queens Avenue, Macclesfield	Private Vendor	Private Investor	221	£200,000	Undisclosed	£13,680	6.84	Hallams
OFFICE								
Orion Park, Orion Way, Off University Way, Crewe	Black and White Developments	Quasar Real Estates	3,344	£2,500,000	Various	£207,000	8.28	Legat Owen
Brel House, West Street, Crewe	Private Vendor	Private Investor	2,979	£2,525,000	Bombadier Transport UK	£154,500	6.11	Colliers International
Sycamore House, Springwood Way, Macclesfield	Orbit Developments Ltd	Orbit Developments Ltd	1,344	£1,200,000	Various	£137,427	11.45	Matthews & Goodman
Churchill Chambers, Churchill Way, Macclesfield (Entire Building)	Private Vendor	Hallam Investments Ltd	784	£605,000	Various	£41,270	6.82	Hallams
The Box, Brooke Court, Lower Meadow Road, Handforth	Private Vendor	Hartellis Ltd	467	£775,000	Various	£75,000	9.67	Hallams
Dunham House, Brooke Court, Lower Meadow Road, Handforth	Private Vendor	Private Investor	369	£700,000	Allegro Networks	£28,635	4.09	Hallams
RETAIL								
B&Q Warehouse, Weston Road, Crewe	ING Real Estate Investment Management Ltd	Private Investor	9,755	£1,480,000	B&Q	Undisclosed	Undisclosed	Colliers International
18-22 Mill Street, Macclesfield	Private Vendor	Private Investor	823	£1,950,000	Poundland	£155,000	7.94	Cheetham & Mortimer
32-34 Market Street, Crewe	CBRE Global Investors	Private Investor	644	£860,000	Various	£98,500	11.45	Allsop
Roylance Building, 90-92 Waters Green, Macclesfield	Private Vendor	Cepf Li Cj Developments Ltd	449	£300,000	Various	£26,050	8.68	Hallams
125-131 Chestergate, Macclesfield (Entire Building)	Private Vendor	Medicom Ltd	376	£322,000	Various	£31,350	9.73	Hallams
35-37 High Street, Nantwich	James Hay Pension Trustees Ltd	Porter Channing Investments Ltd	328	£692,000	WH Smith	£48,000	6.93	Ockleston Bailey
3-5 Delamere Street, Crewe	Private Vendor	Private Investor	186	£250,000	New Look	Undisclosed	Undisclosed	Cushman & Wakefield
4-16 Westmorland Close, Macclesfield	Private Vendor	Private Investor	88	£435,000	Various	£47,770	10.98	Meller Braggins
49 Wheelock Street, Middlewich	Private Vendor	MNB Property Ltd	72	£125,000	Kenneth & Janet Chisholm	£13,600	10.88	WT Gunson
LEISURE								
Phoenix Leisure Park, Edleston Road, Crewe (Entire Scheme)	Albemarle Syndicates	Custodian REIT plc	5,176	£6,600,000	Various	£523,625	7.50	Jones Lang Lasalle



Residential

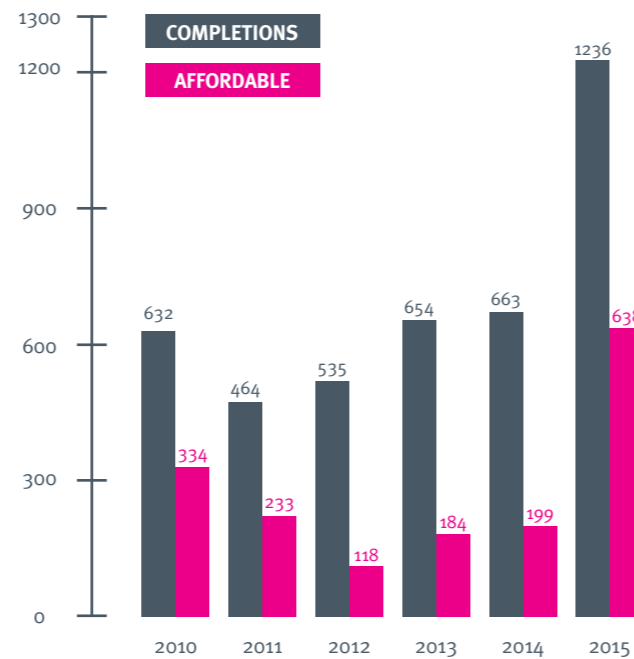
PROPOSED SCALE AND LOCATION OF HOUSING DEVELOPMENT 2010-30

LOCATION	PLANNED LEVEL OF HOUSING DEVELOPMENT 2010-30	HOMES BUILT (1.4.2010 TO 31.3.2016)	HOMES WITH PLANNING PERMISSION TO BE BUILT (AS AT 31.3.2016)	STRATEGIC LOCAL PLAN ALLOCATIONS	ADDITIONAL SITE ALLOCATIONS	TOTAL
Crewe	7,700	1,029	2,018	5,145	158	8,350
Congleton	4,150	638	975	2,925	0	4,538
Macclesfield	4,250	692	779	2,750	107	4,328
Local Service Centres	3,500	568	2,056	0	1,125	3,749
Other Settlements and Rural Villages	2,950	733	1,120	275	1,250	3,378
Sandbach	2,750	693	1,827	450	0	2,970
Nantwich	2,050	491	591	1,100	0	2,182
Handforth (including North Cheshire Growth Village)	2,200	70	323	1,750	15	2,158
Alsager	2,000	131	512	1,300	107	2,050
Middlewich	1,950	400	293	960	347	2,000
Knutsford	950	33	45	925	0	1,003
Wilmslow	900	97	305	525	26	953
Poynton	650	20	23	450	200	693
TOTAL	36,000	5,595	10,867	18,555	3,335	38,352

HOUSING CONSENTS 2015

Schemes with capacity for a minimum of 20 units granted permission during 2015

LOCATION	TOTAL SITES	TOTAL UNITS
Sandbach	7	1,086
Rural areas	4	362
Alsager	3	336
Congleton	7	331
Haslington	2	295
Nantwich	2	211
Wilmslow	1	204
Crewe	2	186
Audlem	2	146
Holmes Chapel	1	100
Macclesfield	2	70
Bollington	2	52
Shavington	1	39
TOTAL	36	3,418



Please note: The affordable housing delivery figures are net new build completions only (this does not include other forms of affordable housing delivery).

MAJOR HOUSING SCHEMES 2015 (CURRENTLY UNDER CONSTRUCTION)

Future dwelling completions greater than 40 units expected in the next five years

SITE ADDRESS	SETTLEMENT	HOUSEBUILDER	CAPACITY
Land south of Hind Heath Road	Sandbach	Richborough Estates	269
Former Fodens Factory, Moss Lane	Sandbach	David Wilson Homes North West	269
Former Fisons Site, London Road	Holmes Chapel	Bellway Homes	224
Loachbrook Farm, Sandbach Road	Congleton	Bovis Homes	200
Land off Warmingham Lane	Middlewich	Morris Homes	194
Stapeley Water Gardens	Nantwich	David Wilson Homes North West	146
Land north of Parkers Road	Leighton	Bloor Homes/Linden Homes	131
Bath Vale Works, Bath Vale, Brookhouse Lane	Congleton	Bovis Homes	126
Fibrestar site, Redhouse Lane	Disley	Persimmon Homes	121
Fodens Test Track, Moss Lane	Sandbach	Persimmon Homes	120
Sir William Stanier Community School, Ludford Street	Crewe	Renew Land Developments	107
Clarence Mill, Mill Road	Bollington	Clarence Mill Ltd	104
Canal Fields/Rookery Bridge, Hall Lane, Moston	Sandbach	Bellway Homes	101
Wychwood Park, Abbey Park Way	Weston	Bovis Homes	100
The Waterhouse Employment Site, Wellington Road	Bollington	Bellway Homes	91
Land off Jersey Way	Middlewich	Stewart Milne Homes	83
Land off Dunwoody Way	Crewe	Haigh & Haigh Homes	82
Land off The Green	Middlewich	Muller Property Group/Persimmon Homes	77
Macclesfield District Hospital, Victoria Road	Macclesfield	Keyworker Homes (NW)	72
Land south of Crewe Road	Alsager	Miller Homes	65
Bossons Mill/Brooks Mill, Stonehouse Green	Congleton	Falcon Chester	60
Land at COG Training and Conference Centre, Crewe Road	Nantwich	Stewart Milne Homes	59
Caravan Site, Park Lane and Flowery Nook, Mere Lane	Pickmere	Westbury Homes	58
Kestrel Engineering, Brook Street	Congleton	Morris Homes	54
South Cheshire College of Further Education, Dane Bank Avenue	Crewe	Redrow Homes NW	50
Land off Vicarage Road	Haslington	Elan Homes/Muller Strategic	44
Land on Sheppenhall Lane	Aston	Newlyn Homes	43

Acknowledgements

Allsop

Altus Group

Bilfinger GVA

Butters John Bee

CB Richard Ellis

Cheetham & Mortimer

Colliers International

Cushman & Wakefield

Fifield Glyn

Greenham Commercial

Hallams

Janhill Estates

Jones Lang Lasalle

Lambert Smith Hampton

Legat Owen

Matthews & Goodman

Meller Braggins

Ockleston Bailey

Orbit Developments

Roger Hannah & Co

Sanderson Weatherall

Savills

Timothy A Brown

WT Gunson

WHR Property

Wignall Brownlow

For further information on the Inward Investment and Business Engagement Service, please contact:

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Our ambition is to help others fulfil theirs.

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