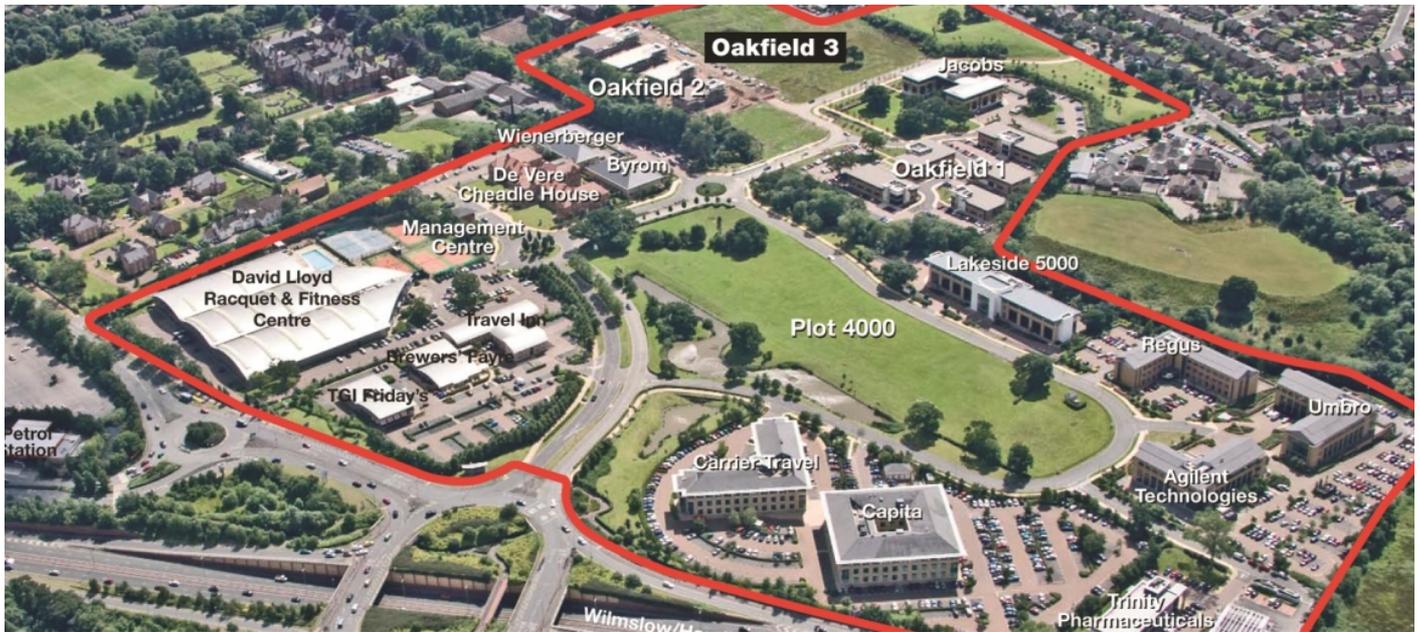


Cheadle Royal Business Park



TOTAL COST £175m
TARGET END DATE 2017

RESPONSIBLE BUSINESS



Responsible business

Business unit



Sectors

- Community, Education, Transport

Project profile

- A low density business park, dominated by landscaping and woodland, yet close to Manchester

Highlights

- In order to preserve the parkland setting and quality of the environment there is a requirement that no less than 25% of each plot, and 40% of the estate, should be dedicated to landscaping

Enhancing communities



The development of Cheadle Royal has been rooted in an understanding of occupiers' needs. It provides functional buildings, as well as a relaxed environment to help bring the best out of everyone who works there. Unlike some business parks, Cheadle Royal provides a range of amenities and everyday facilities. Within the park there is a health club, hotel, restaurants and a creche, as well as extensive rural footpaths, jogging routes and lakeside resting places. In 2009, Muse opened up the gates of Cheadle Royal to nearly 100 local children aged between three and four years, as part of its commitment to raise community awareness of the park's wildlife. Helped by the Cheshire Wildlife Trust (of which Muse is a corporate member), the children enjoyed a range of fun-filled nature activities such as wildlife-themed 'I spy', bark rubbing, scavenger hunts and environmental games. Each activity was designed to be both educational and allow the children to appreciate the park's wildlife and surroundings.

Improving The Environment



Cheadle Royal is a low density business park, with its contemporary office buildings situated within a beautiful natural habitat. The landscaping has been carefully developed to complement the natural landscape. The lake and extensive areas of landscaping and woodland provide habitats for a variety of wildlife, and are all managed by the on-site park ranger. Existing hedgerows and mature trees are used to delineate many of the plot boundaries. Attention has been paid to ensuring existing wildlife habitats are maintained and many new ones have been created. The park benefits from a number of planning consents and Muse has complied with all requirements for the development that has taken place on site to date. The undeveloped land has the benefit of the original outline planning application which provides for further high quality office development.

Working Together With Our Supply Chain



Muse has a development agreement with the landowner (the Trustees of Cheadle Royal Hospital) which receives land value at the start of each phase based upon a development appraisal with pre-determined profit assumptions based upon the development risk that Muse is taking.

Capabilities

- Urban Regeneration, Sustainability, People, Planet, Profit

Location

- Stockport

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Marischal Square, Aberdeen

Lewisham Gateway

LSE Student Services 'One Stop Shop' Opens

In 2009, Muse Developments and Miele, the renowned German manufacturer of high quality domestic appliances, were granted planning permission for the the Miele Experience Centre, a state-of-the-art, contemporary office in addition to a training and demonstration facility for Miele staff, engineers, authorised dealers and end users. It marks the continued growth and development of Cheadle Royal, which is already home to international brands such as Nike, Capita and DeVere.

Testimonials

"Cheadle Royal is a pioneering business park that offers companies a unique environment to work in... The park is also an integral part of the local community and, by teaming up with the Cheshire Wildlife Trust, it's given us the perfect opportunity to put something back into the community."

Wes Erlam
Development surveyor, Muse Developments
