

Appendix 2

Site Search

Date	Site/Property	Site Details	Details	Reasons why unsuitable
July 2018	New Mills New Town Station	Plot by station that falls within local plan.	Mixed-use (part residential).	Issues with access due to railway carpark, which would need to be resolved and mean timescales are too long for the business need. Site includes outline planning for 15 residential properties. Sale value £1.5million Avanti contacted site owner in April 2020. Owner deceased, assets being managed by probate. Bid made at commercial rates by supermarket chain.
September 2018	Land at Birch Vale Station Road, Birch Vale SK22 1BR	2.2 Acres of development land.	Landowner not engaging – holding out for residential development on land.	Several attempts have been made (including meeting facilitated by High Peak Borough Council) to engage in negotiations about land. Landowner unwilling to engage and will not consider land for employment use – indicated housing development.
March 2019	Chapel-en-le- Firth Firth Knoll	Approx 1 acre for 20,000sq ft unit with potential for future expansion.	Approached developer (Kevin Holliday) to develop part of the site for Avanti Conveyors.	Complications with land ownership mean the site is not moving forward in the timescales required. Ransom strip still not obtained. Land at Bowden Hey Road has similar issues with shared ownership resulting in delays on development.

June 2019	Land for sale at Whaley Bridge Off Bingswood Road		Property considered, but was too small, poor access and limited future expansion.	Site now sold.
June 2019	Rockhead House, Buxton	17,589 sq ft Light Industrial Unit for sale	Viewed property. Requires large amount of investment and refurbishment.	PROPERTY NOW SOLD.
July 2019	Wren's Nest, Glossop	Development land available.	Contacted Scarborough Group on numerous occasions.	Land owned by Scarborough Developments, however Issues surrounding ransom strip to three sides of the site and the fourth side backs onto railway embankment – thus access issues. Furthermore, employee surveys highlight that this site is too far away from an affordability to travel to work perspective.
October 2019	Watford Bridge New Mills	Unit of 2approx. 2500sq ft on an initial 6-month lease, extended as rolling lease.	Avanti have taken temporary lease on a small unit, for final assembly.	No further space available within at least next four years due to existing leases. Unviable to remain as split site in the long term, due to costs of logistics, movement of staff, materials etc.

January 2020	Thornsett Trading Estate New Mills	Plot of land 18,837sq ft	Plot of land available for development.	<p>This site is too small with issues for car parking and future expansion. The plot has outline planning for 18,837 sq ft (smaller than requirement). There is no further space available on the trading estate so no opportunity for future expansion. The land is on the flood plain and the half-acre adjacent land is trees which leaves no outside space for a yard or car parking.</p> <p>Prisma Colour have taken this site – now unavailable</p>
April 2020	Harpur Hill Business Park	Unknown	Mixed use development land.	<p>Insufficient room for 40,000sqft. Avanti need 25,000 not but expanding to 40,000 quite rapidly after re-location.</p> <p>This plot is located higher up the on the site, near to the go-cart company – it provides no opportunity for Avanti’s expansion requirements</p>
Ongoing	Existing site at Furness Vale	Existing business park	Approached existing landlord in early 2018, discussed purchasing existing buildings/or other units on site for development.	Landlord unable to sell.