



Schedule of Accommodation	
POS	Area
POS 1	0.42 acres / 0.17ha
POS 2	0.72 acres / 0.29ha
POS 3	0.60 acres / 0.24ha
POS 4	1.26 acres / 0.51ha
POS 5	1.23 acres / 0.50ha
Total	4.23 acres / 1.71ha

Schedule of Accommodation						
POS	Net Developable Area (Red)	3 Bed 5 Person (Gangs)	4 Bed 6 Person (Gangs)	5 Bed 7 Person (Gangs)	2 Bed 4 Person (Yellow)	TOTAL
R1	1.90 acres / 0.77 ha	8	3	10	6	27
R2	3.19 acres / 1.27 ha	4	3	12	24	43
R3	1.44 acres / 0.58 ha	11	0	10	0	21
R4	1.61 acres / 0.65 ha	8	0	20	0	28
R5	1.22 acres / 0.49 ha	14	0	2	2	18
R6	2.02 acres / 0.81 ha	6	7	14	0	27
R7	1.61 acres / 0.65 ha	0	2	14	8	24
R8	1.72 acres / 0.70 ha	8	5	8	5	27
R9	2.08 acres / 1.16 ha	12	5	14	15	47
R10	3.24 acres / 1.31 ha	10	4	20	15	52
TOTAL	28.83 acres / 11.62 ha	81	29	124	80	314

Schedule of Accommodation					
Unit	Ground Floor GFA	First Floor GFA	Total GFA	Total GFA	Parking (standard provision)
E1	7,840 m ² / 84,360 ft ²	332 m ² / 3,570 ft ²	8,172 m ² / 87,930 ft ²	8,470 m ² / 91,170 ft ²	96 (5)
E2	1,885 m ² / 20,300 ft ²	158 m ² / 1,700 ft ²	2,044 m ² / 22,000 ft ²	2,160 m ² / 23,250 ft ²	35 (2)
E3A	1,092 m ² / 11,750 ft ²	162 m ² / 1,750 ft ²	1,254 m ² / 13,500 ft ²	1,351 m ² / 14,500 ft ²	18 (1)
E3B	896 m ² / 9,640 ft ²	89 m ² / 960 ft ²	985 m ² / 10,600 ft ²	1,066 m ² / 11,470 ft ²	15 (1)
Total			12,815 m² / 138,750 ft²	13,847 m² / 149,440 ft²	164 (8)

NOTES AEWTP027C

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

Legend

- Potential new native woodland/ Orchard planting
- Existing Trees / Woodland Screening
- Potential denser native woodland
- Stakehill Fisheries Ponds
- Potential Attenuation Ponds
- Required easements (width to be confirmed)
- Potential LEAP
- Site Boundary
- Industrial Site Boundaries
- Restricted Byway
- Parking Barn
- Swales

P2	03/12/24	LL	AL
Initial Issue			
P1	09/10/24	LL	AL
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S2	For Information		
drawing stage	Feasibility		
client	Trustees of J.P. Milne Will Trust		
project	Stakehill Industrial Estate Stakehill, Middleton		
drawing title	Illustrative Masterplan		
date	09/10/24	drawn	LL
scale@A2	1:2500	checked	AL