

DEVELOPMENT OPPORTUNITY EXPRESSIONS OF INTEREST INVITED

ON BEHALF OF STOCKPORT METROPOLITAN BOROUGH COUNCIL

Land at Chadwick Street Marple, Stockport SK6 7AX

agency and estates management:

- property agency
- planning consultancy
- land surveying
- rating and valuation
- estate management
- compulsory purchase
- rural management



Chadwick Street aerial view

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- partnerships and joint ventures
- integrated design services
- surveying and maintenance
- management and consultancy
- agency and estates management

Land at Chadwick Street Marple Stockport SK6 7AX

Introduction

On the instructions of Stockport Council this 5130 square metre (0.51Ha) site is being offered for sale for a range of potential uses.

Location

Located off Stockport Road which is the main vehicular route linking Marple District centre with Stockport this site is situated adjacent to the main retail parade on Market Street.

Description

This site is currently operating as a Council run 107 space pay and display surface car park. Part of the site is let by the Council to the Royal Mail under a long term lease. The Royal Mail has a sorting office on the site which remains operational.

The site is gently sloping from east to west and has residential property to the eastern and northern boundaries with established retail area to the west. To the south is a privately owned theatre and retail premises.

The current highway layout provides one way access off Stockport Road into Trinity Street other access points giving two way access off Chadwick Street and Church Lane.

Marple

Marple is located on the edge of the Peak District approximately 5 miles from Stockport Town Centre and 9 miles from Manchester City Centre. It has a population of approximately 23,500 people and benefits from convenient access to the motorway network (M60) and has two railway stations providing links to both Manchester and Sheffield

Marple is a busy District Centre with many long established businesses offering a range of goods and services. In addition there are a number of national retailers including a Co Op store and Boots the chemist. The community is served with a number of primary schools a high school and a college of further education. The town also has its own leisure centre, cinema and theatre.

Leisure interests are well catered for at Brabyns Park and Etherow Country Park which are both located

within easy reach of the centre. In addition the Peak Forest Canal and Middlewood way provide a recreation route for cyclists, walkers and horse riders.

For more information see the following links:-

<http://www.stockport.gov.uk/services/business/regendevelopment/regeneration/districtcentres/marpledc>

<http://www.stockport.gov.uk/services/leisureculture/parksandrecreation/parks/brabynspark>

<http://www.stockport.gov.uk/services/leisureculture/parksandrecreation/countryside/countryside/parks/etherowcp>

http://en.wikipedia.org/wiki/Marple,_Greater_Manchester

Planning

The Chadwick Street site has been assessed under the Allocations DPD process and a variety of uses could be considered acceptable. These are (Use Classes Order 1987):-

- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Hot Food Take Away
- B1 Business
- D1 Non Residential Institution
- D2 Assembly and Leisure
- C1 Hotel
- C2 Residential Institution
- C3 Dwelling Houses

Some types of Sui Generis use e.g. Night Club, Casino

Council Officer Contacts

Area Planning Officer:
Sue Broomhead Tel. 0161 218 1982

Regeneration Manager
Ian Harrison Tel. 0161 474 4550

Policy Officer (Affordable Housing):
Chris O'Brien Tel. 0161 474 3534

Policy Officer (Open Space)
Bruce Child Tel. 0161 474 3564

Highways Development Control Officer:
Alex Bond Tel. 0161 474 4906

Method of sale

Stockport MBC is seeking expressions of interest from purchasers for the site identified.

At this stage the Council is not specifying a particular use but Retail A1 is the preferred use for the site, given its proximity to the District Centre. Uses which would contribute to the range and quality of Marple's retail offer enhancing consumer choice and the vitality of the District Centre are encouraged.

Any redevelopment proposals will need to incorporate sufficient car parking provision.

It is expected that any comprehensive development of the Chadwick Street site will incorporate the Royal Mail Sorting Office site, subject to an alternative site being found for the Sorting Office to which it can relocate.

Expressions of interest should be made in writing/emailed no later than Friday 17th February 2012 and addressed to Ian Keyte, Estates & Asset Management, NPS Stockport Ltd (see above).



Aerial view

Site plan



Health and Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither NPS Group nor the vendor can accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and

you are deemed to have accepted the terms of this disclaimer by entering onto the site/premises.

Measurements

All measurements are approximate. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. It is not to scale and its accuracy cannot be guaranteed.

While we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance to you, please contact NPS Group and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Important notices

NPS Stockport Ltd for themselves and for the vendors of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of NPS Group has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.

Stockport Metropolitan Borough Council is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act 2003 and 2007 to verify the identity of the purchaser of any description whenever a transaction involves accepting a total payment of approximately £15,000 or more.

Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.