

FOR SALE

Residential Development Site



Andrew Street, Compstall, near Marple Bridge,
Stockport SK6 5HW

1.56 acres (0.63 ha)

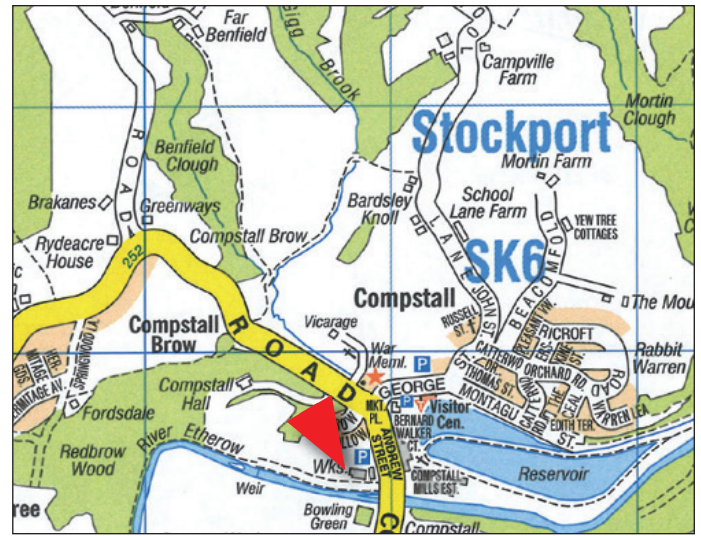
- Planning approval granted for 18 houses and 14 apartments*
- Prominent position in established commuter village
- Opposite Etherow Country Park
- Nil affordable housing

Preston Herlihy
Property Consultants
0161 234 6512
www.prestonherlihy.com

ROGER HANNAH & CO
0161 817 3399
www.roger-hannah.co.uk



Andrew Street, Compstall, near Marple Bridge, Stockport SK6 5HW



Location

The site fronts Andrew Street (B6104), Compstall and adjoins the River Etherow at Compstall Bridge. It is approximately 1 mile north of Marple village, 1.5 miles east of Romiley and 5 miles east of Stockport town centre. It is opposite the Etherow Country Park and Nature Reserve.

Adjoining is the Compstall Children's Day Nursery in the Athenaeum (on plan). Compstall Mills (4.1 acres - 1.65 ha) opposite is being offered for sale as a mixed use scheme of 121 residential units and commercial development).

Description

The site is approximately 1.56 acres (0.63 ha). It comprises a range of derelict single and 2-storey former industrial printing works accessed from Andrew Street. However the entire site comprises 1.92 acres (0.78 ha), see below.

Services

We are advised that all mains services are available to the site.

Tenure

We are advised the site is freehold.

Planning

The planning application boundary extends to c 1.92 acres (0.78 ha) which includes land owned by Stockport Metropolitan Borough Council. Full information is on the Stockport Borough planning portal reference **DC/055286**. Our client's architects Studio KMA will be pleased to discuss any element of the development if enquiries are directed through the joint agents.

*Planning permission was granted in October 2014 for partial demolition of the former Compstall print works buildings and erection of 18 dwelling houses and 14 apartments.

A Section 106 Notice is currently being agreed. There is no affording housing element required as part of the planning permission.

Local Authority

Jane Chase
Stockport Borough Council,
Stopford House, Piccadilly,
Stockport SK1 3XE

Tel: 0161 474 3896

Method of sale

The site is offered for sale as a whole. Offers and discussions are invited from interested parties.

VAT

VAT will be charged at the prevailing rate.

Further information

Further detailed information and architects drawings are available to interested parties upon request to the joint agents.

Viewing

The site can be seen at any time or through the joint agents.

Brendan O'Herlihy
brendan@prestonoherlihy.com

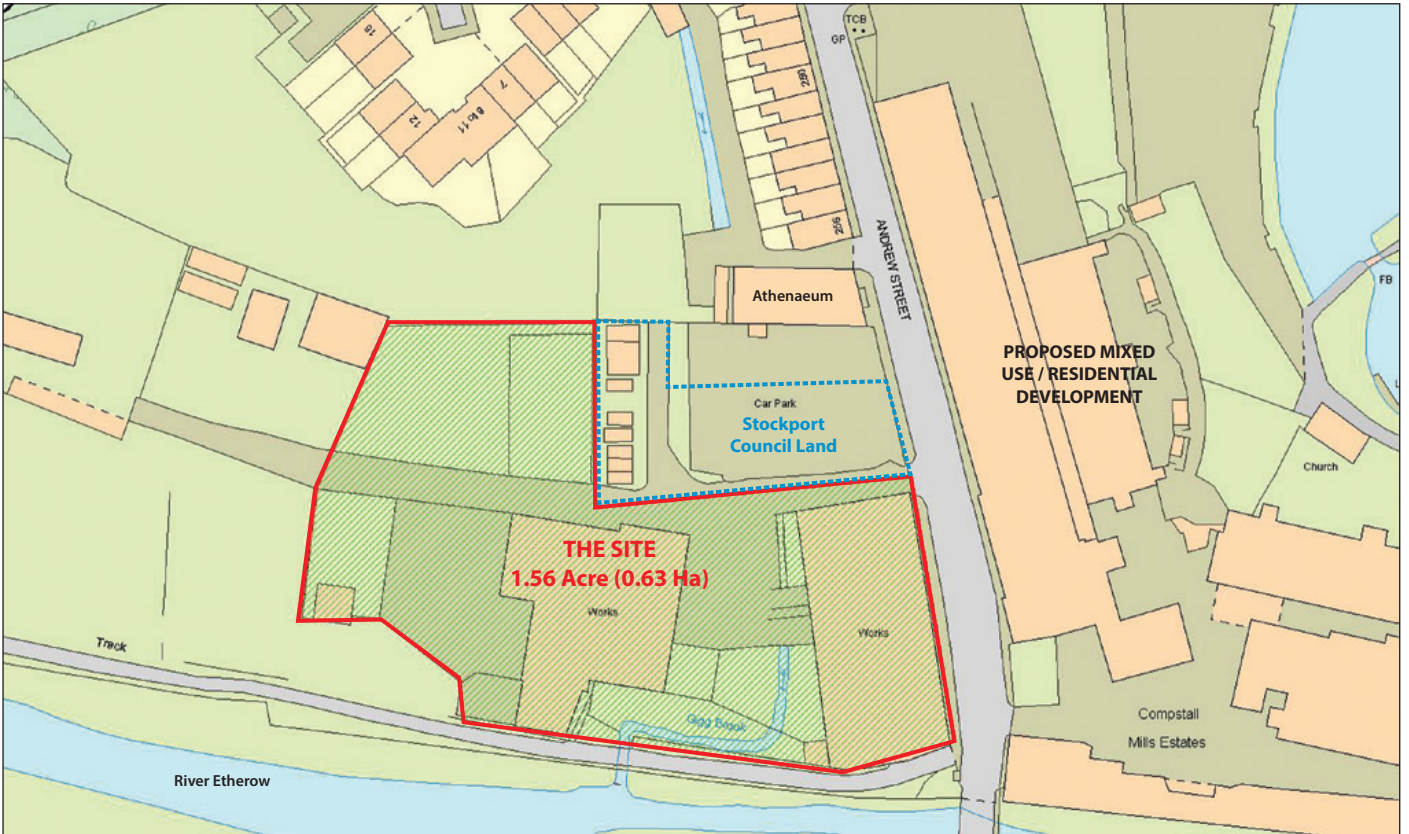
Stuart Cooper
stuartcooper@roger-hannah.co.uk



Andrew Street, Compstall, near Marple Bridge,
Stockport SK6 5HW



Artists impression of proposed development - Andrew Street frontage



Indicative boundaries for identification purposes only