

Available by way of Lease

Former Park Keepers Cottage
Memorial Park
Marple
Stockport

NPS Stockport Ltd., Atlas House, Hercules
Office Park,
Bird Hall Lane, Cheadle Heath,
Stockport SK3 0UX

Tel. 0161 495 6000; fax 0161 495 6138; e-mail
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NPS Nautilus



The Former Park Keepers Cottage Memorial Park Marple

The former Park Keepers Cottage is owned by Stockport MBC and is located on the edge of Memorial Park Marple adjacent to Station Road.

The building has remained vacant for a number of years and The Council is now considering its future.

Memorial Park was acquired by the predecessor to Stockport Metropolitan Borough Council the Marple UDC in 1925. The terms upon which the park was acquired contain many restrictions to which the park and any buildings within it may be subject.

In light of this the Council is seeking expressions of interest from individuals, and organisations who may be interested in using the building.

It is intended that the building will be offered by way of a lease the length of which will be subject to negotiation. The building is in need of renovation which may be evidenced from the attached photographs. Interested parties will be given the opportunity to inspect the building by appointment with NPS Stockport Ltd.

Full details as to the restrictions on the use of the building can be provided to interested parties however for outline purposes the building may not be used for any trade, business or manufacture. In addition residential use will not be permitted.

In addition Memorial Park is classified as an area of Local Open Space for Development Control purposes which may impose additional restrictions on the use and development of the property. Furthermore the cottage falls within a Conservation Area.

Interested parties are advised to consult with the Stockport MBC Area Planning Officer Mr Mark Jordan tel 0161 474 3657 mark.jordan@stockport.gov.uk for initial guidance and advice.

Stockport MBC has resolved that this building should be not be sold and have specified that it should be leased for community use.

In order that the full range of potential users are made aware of this opportunity NPS Stockport Ltd property consultants to Stockport MBC are instructed to seek initial expressions of interest.

Parties responding to this opportunity are required to submit:-

- A brief summary of thier intended use of the building
- Where appropriate details of the organisation they represent
- Details of thier funding arrangements



Those parties with submissions considered to meet the aspirations of Stockport MBC may be requested to provide additional information in order that their proposals may be given due consideration against other interested parties.

By virtue of the Local Government Act 1972, S123 Stockport MBC are required to obtain the best consideration that can be reasonably be obtained in the disposal of its land and property other than under agreements having a duration of less than 7 years. Consideration of this requirement will need to be made in the judging of expressions of interest.

For further details please contact:-

The Property Development Team
NPS Stockport Ltd
Atlas House
Hercules Office Park
Bird Hall Lane
Cheadle Heath
SK3 0UX

Tel **0161 495 6093 or 495 6091**

E mail estates@nps-stockport.couk

Submissions are required to be made by way of post or e mail by the 12 December 2008.



Side elevation to property viewed from Station Road



Interior of main room 1



Interior of room 2 (to right of entrance door)



Interior of Room 3 (located off Room 1 to right)



Location plan property shown edged