



# Former Battersby Hat Factory

## Mill 3 Houses



Homes  
England

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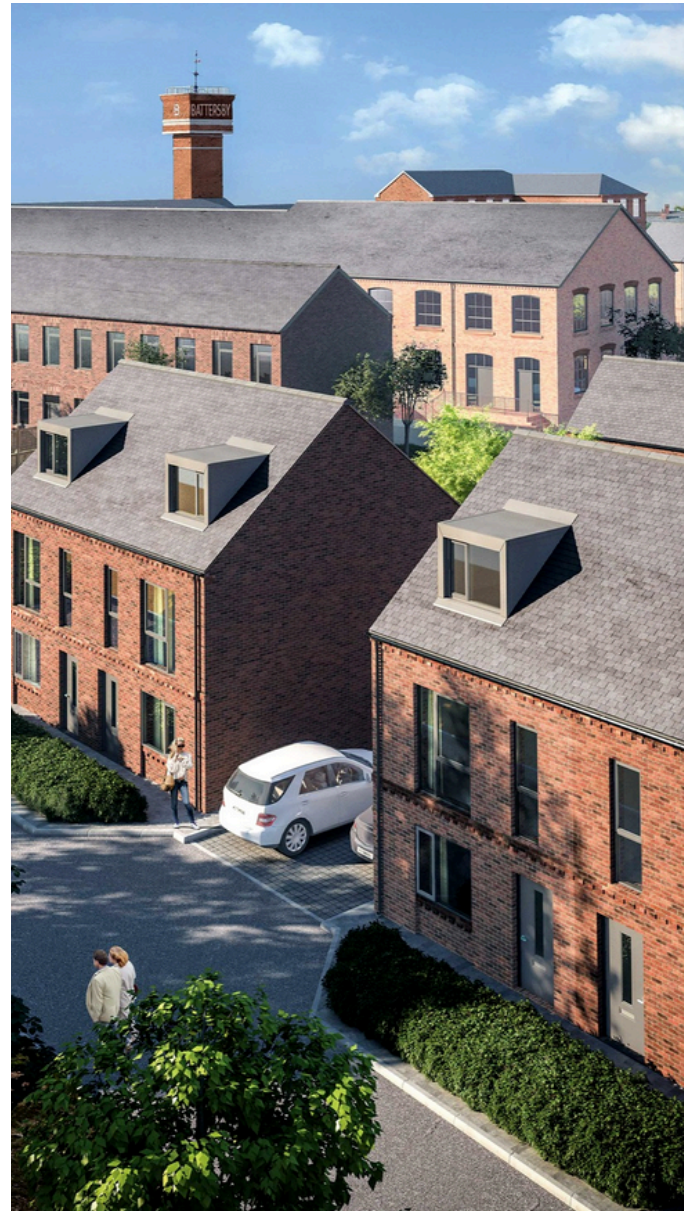
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# Welcome to Battersby

The former Battersby Hat Works is located off Hempsshaw Lane in Offerton. The new neighbourhood will see the conversion of the two most significant retained structures fronting Hempsshaw Lane, of the former Hat Works, including the Water Tower, and the construction of new family homes behind the retained elements.

There will be 144 dwellings providing affordable and market sale homes across the site. The factory is the last remaining example of Stockport's hat making tradition. Battersby Hats was the trading name of Battersby and Co, a hat manufacturer of Stockport.

The firm once had capacity of 12,000 hats per week but it declined in the second half of the twentieth century and merged with other hat manufacturers in 1966 before hat production ceased altogether in 1997.



# Mill 3 Houses

Artist Impression



# Plenty to do, Plenty to see

These high quality homes are located in a highly desirable postal code benefiting from the hustle and bustle of Stockport Town Centre and being close to the tranquillity of the Peak District. It's not hard to see why it's a popular location to lay down roots, with its fantastic restaurants, bars and shops stretching down the A6, fantastic schools and excellent transport links.



## Schools

Banks Lane Junior

St Phillips Catholic  
Primary

Stockport School

Marple Hall High  
School

## Transport

Hempshaw Lane Bus Stop  
0.1 miles

Stockport Train Station  
1.6 miles

Stockport Interchange  
1.9 miles



## Leisure

✕ The Light Cinema

👣 Vernon Park

👣 Woodbank Park

👣 Bakers Vaults

👣 The Puss in Boots

👣 Awesome Walls

⚽ Stockport County F.C

👣 Werneth Low Country Park

## Mill 3 Houses (shared ownership)

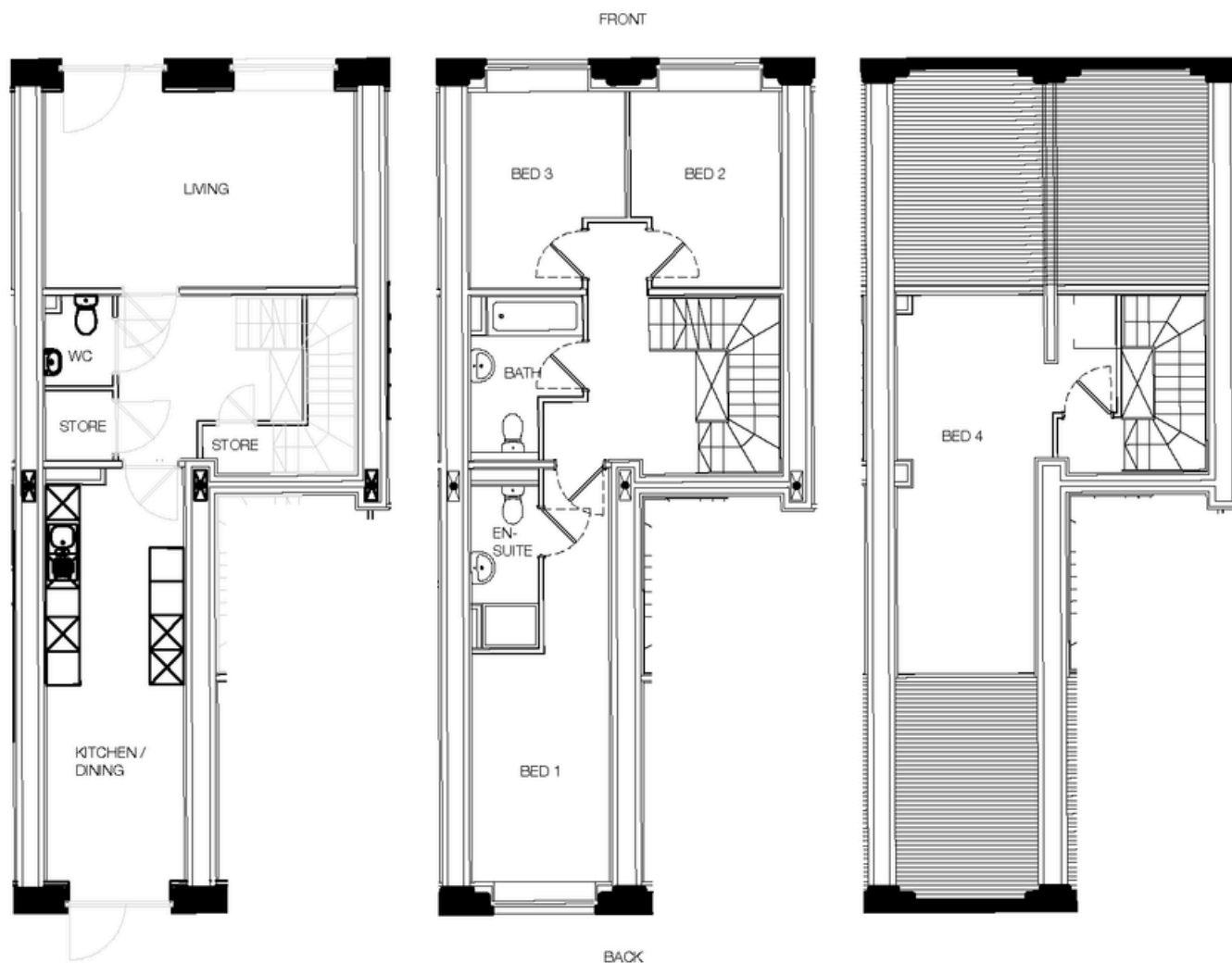
Plot 135 , Similar 134, 136, 137, 138, 139



Ground		First		Second	
KIT / DINING	4.96 x 3.87m	BED 1	4.96 X 3.23m	BED 4	3.91 x 5.38m
LIVING	4.96 x 3.23m	BED 2	2.44 x 3.87m		
		BED 3	2.42 x 3.87m		

## Mill 3 Houses (Outright Sale)

Plot 141 , Similar 140, 143, 144



### Ground

KIT / DINING	2.45 x 7.37m
LIVING	5.53 x 3.50m

### First

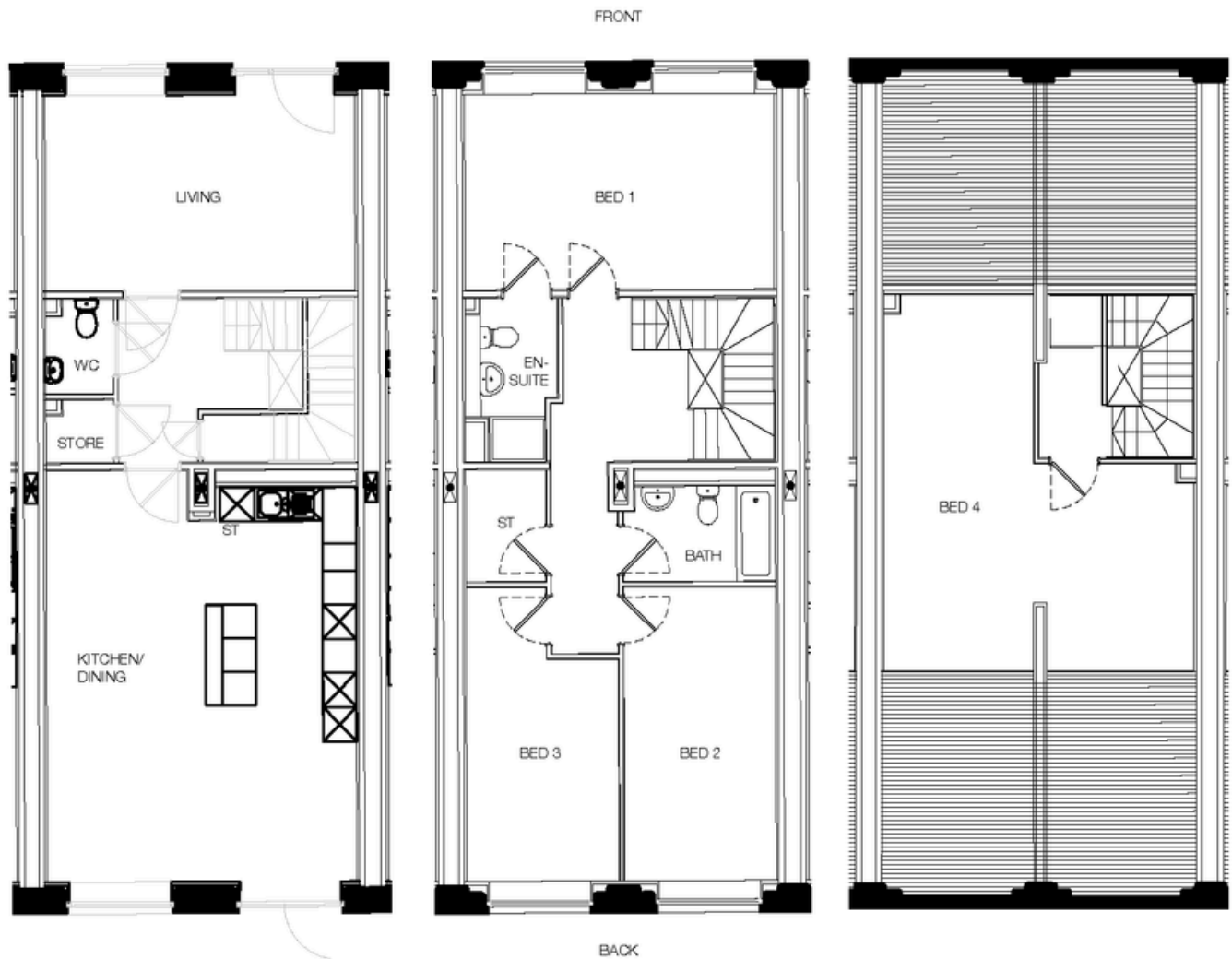
BED 1	2.55 X 7.37m
BED 2	2.67 x 3.49m
BED 3	2.76 x 3.50m

### Second

BED 4	2.64 x 6.76m
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# Mill 3 Houses (Outright Sale)

Plot 142



## Ground

KIT / DINING	5.55 x 7.38m
LIVING	5.55 x 3.51m

## First




BED 1	5.55 X 3.50m
BED 2	2.72 x 5.26m
BED 3	2.73 x 5.27m

## Second

BED 4	5.55 x 6.82m
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# Mill 3 Houses

4 Bedroom

-  Shared Ownership
-  Market Sale
-  Car Parking
- BG** Back Garden



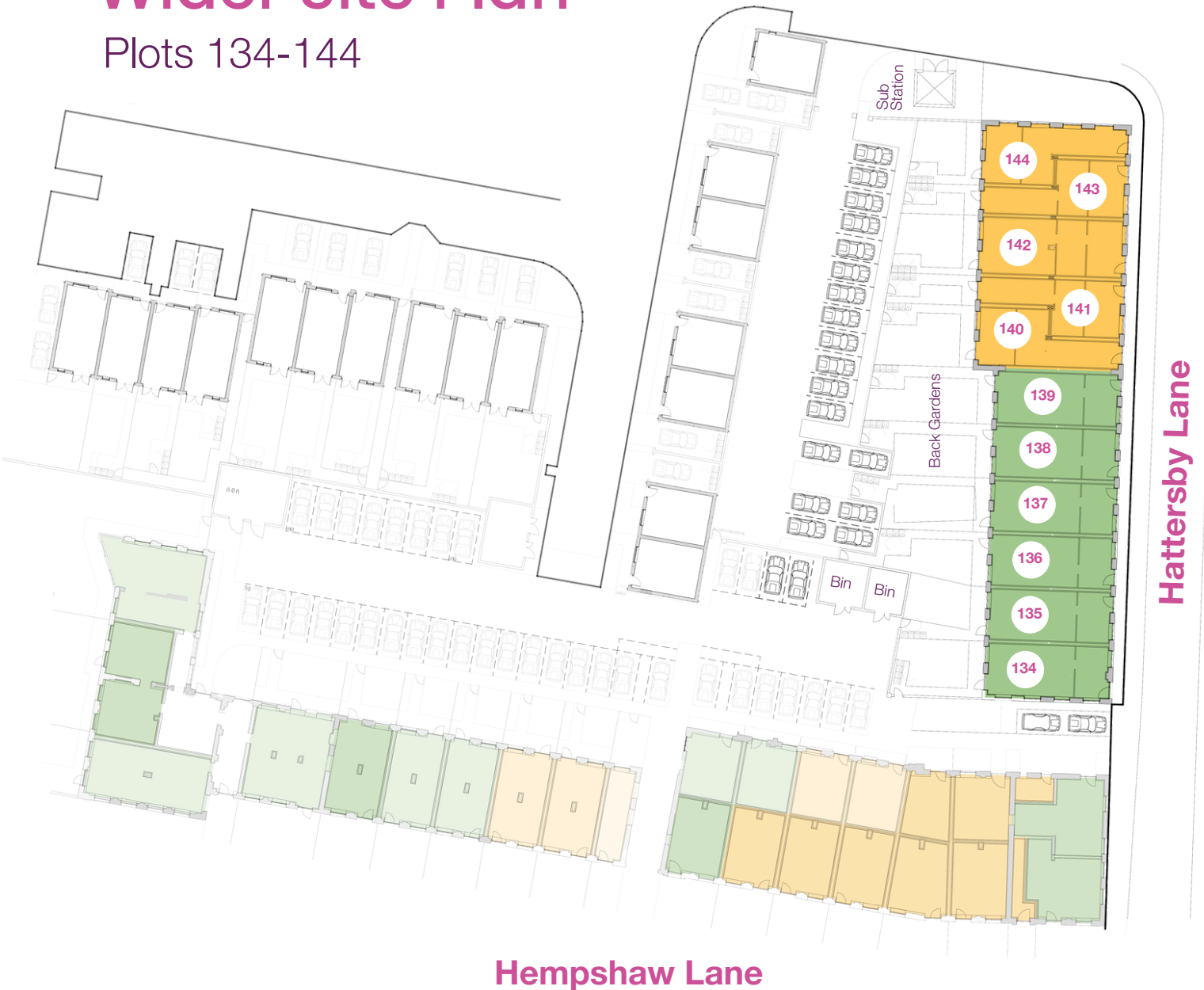
Hattersby Lane

Full site plan available on request and when properties are released



# Wider Site Plan

Plots 134-144




Full site plan available on request and when properties are released



# Mill 3 Houses

Please ask a sales representative for a copy of the floor plans, specification and price list to find a space that suits your needs.

 **0161 218 1303**

 **sales@viaducthousing.com**

 **ViaductHousing**

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Registered Office: Stockport Homes Group, Cornerstone, 2 Edward Street, Stockport SK1 3NQ