

viaduct

housing partnership



Hempshaw Mills

Phase 2



HOMEPROOF
STRUCTURAL WARRANTIES

**JOHN
SOUTHWORTH**

CGI images & floorplans within this brochure are for indicative purposes only and are subject to change.

Hempshaw Mills

This historical Mill has been sympathetically restored and converted with a lot of original features but with a contemporary living.

Whether you are a professional, young family or simply looking for a new home, this conversion is the ideal opportunity to own your own part of history.

We have available 1 & 2 bedroom apartments, 1 & 2 bedroom back to back houses and 3 bedroom houses.

You will be owning a part of history not just a home.

Battersby's occupied two sites before the move to Hempshaw Lane site in 1886, which was a short distance from the Battersby family home, "Strathclyde", on Offerton Lane built c. 1875

Battersby's became known for high quality hats and by the 1897, the company had a London showroom, a separate London warehouse and a factory in France.

Following the 1906 and 1912 fires, it was decided to install an early site wide sprinkler system and it was this which required the construction of the striking water tower which now dominates the Hempshaw Lane elevation.



During the 1920s, the importance of the Hempsshaw Lane site was such that during the Second World War it was identified by the Luftwaffe as a key textile industry target for bombing during the Manchester Blitz, as recorded in mapping held at the Stockport Air Raid Tunnels Museum.

Following the Second World War, social changes saw the marked decline of demand for hats and many companies merged and went out of business. Battersby's were not immune to this change and were forced to merge with other producers. In 1966 Battersby's merged with several other firms in the region to form Associated British Hat Manufacturers in 1966. This prompted the final closure of the Hempsshaw Lane factory and the end of hat making at the Offerton site, in 1967. Since that date the site has remained largely unchanged and has been in use as an industrial estate with a range of light industrial, wholesale storage and workshop uses.



In 1997, the complex was included on the Stockport Historic Environment Database and given a status of a locally listed building.

Viaduct Partnerships agreed a deal in 2019 to redevelop the site into 144 residential units, with some mill buildings partially demolished and others kept in original state. Out of 144 units, 45 apartments and houses are located within the Mill buildings.

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

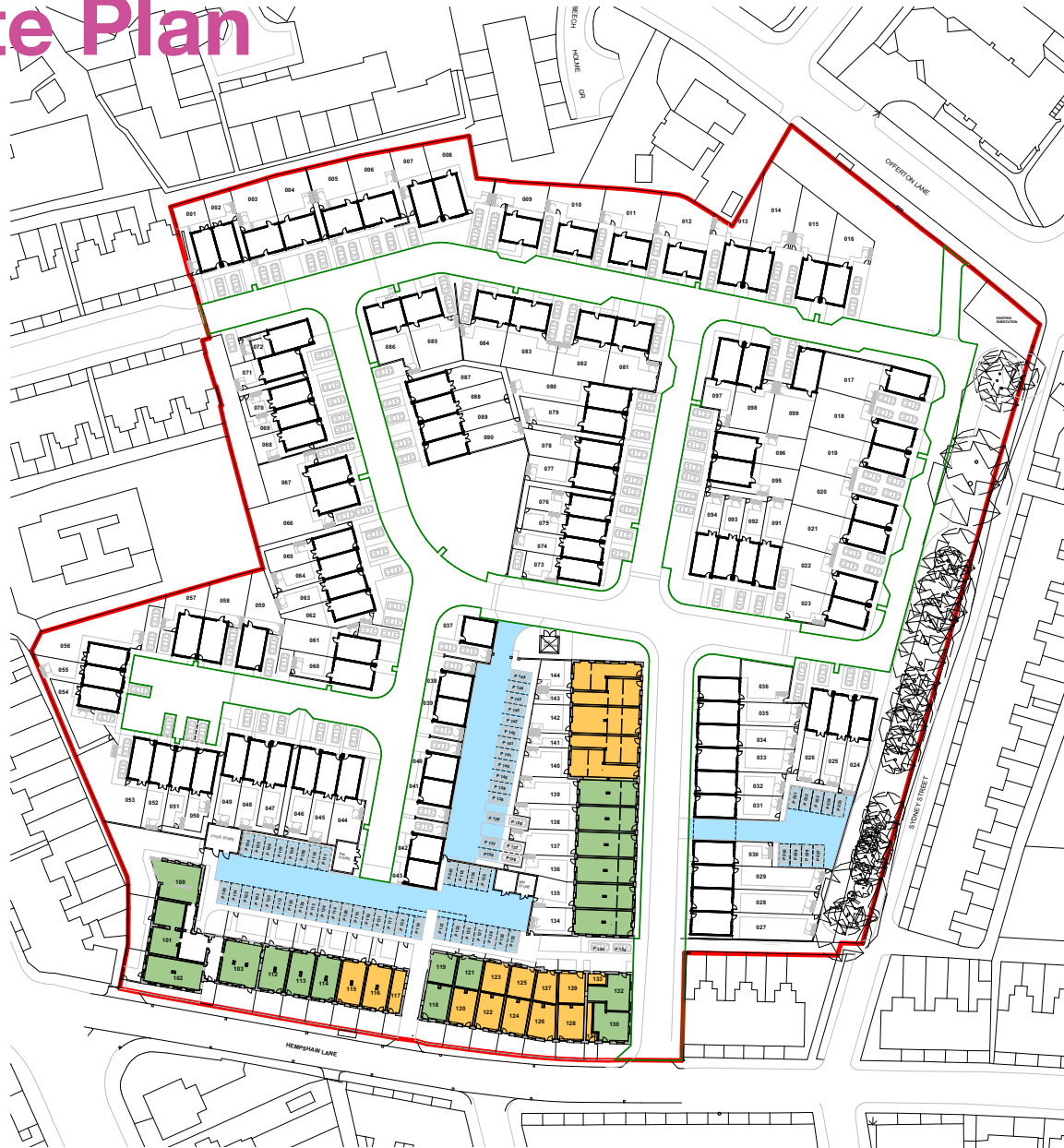
The Puss in Boots

Awesome Walls

Stockport County F.C

Werneth Low Country Park

Site Plan



KEY

- MARKET SALES UNITS
- SHARED OWNERSHIP UNITS
- AFFORDABLE RENT UNITS
- SECTION 38 AGREEMENT BOUNDARY
- UNADOPTED ROADS

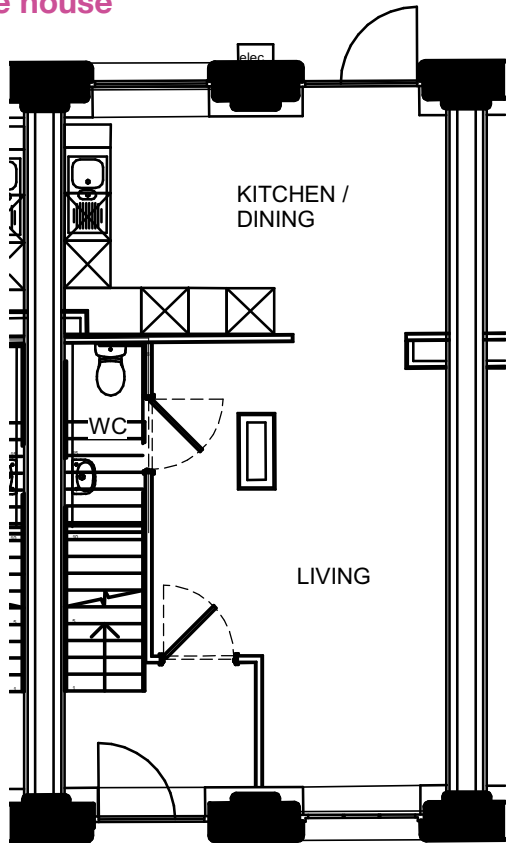
*One car parking space per plot.

Plot 115 Total: 91.1m

Mill Houses

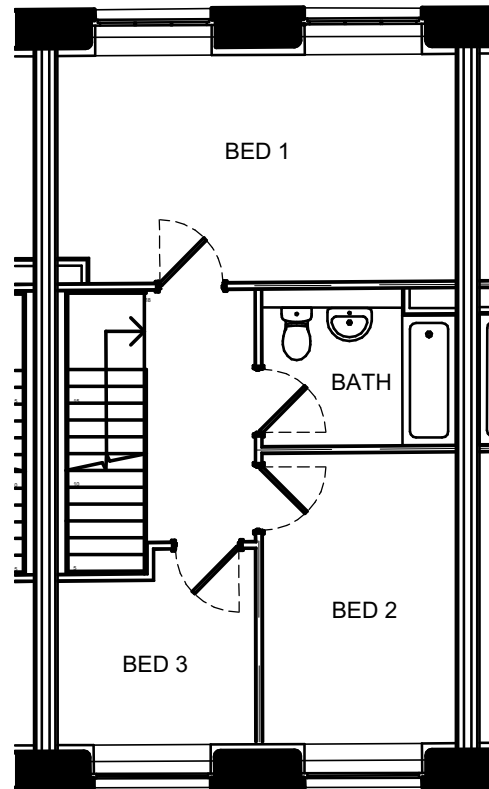
Similar 112, 113, 114, 116

3 bed terrace house



GROUND

KIT / DINING 4.99 x 2.85m
LIVING 3.84 x 5.83m



FIRST

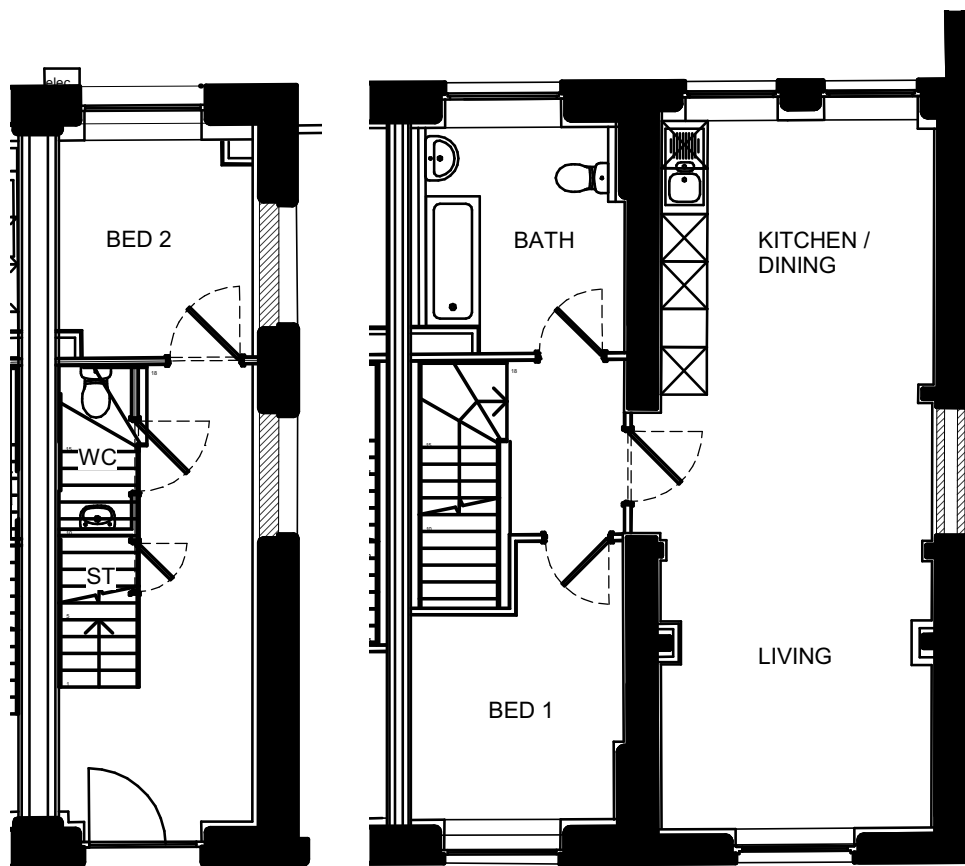
BED 1 5.21 x 2.97m
BED 2 2.52 x 3.80m
BED 3 2.59 x 2.14m

Plot 117

Total: 81.3m

Mill Houses

Market rent: not for sale



GROUND

BED 2 2.54 x 2.84m

FIRST

KIT / DINING

3.57 x 3.71m

LIVING

3.53 x 5.55m

BED 1

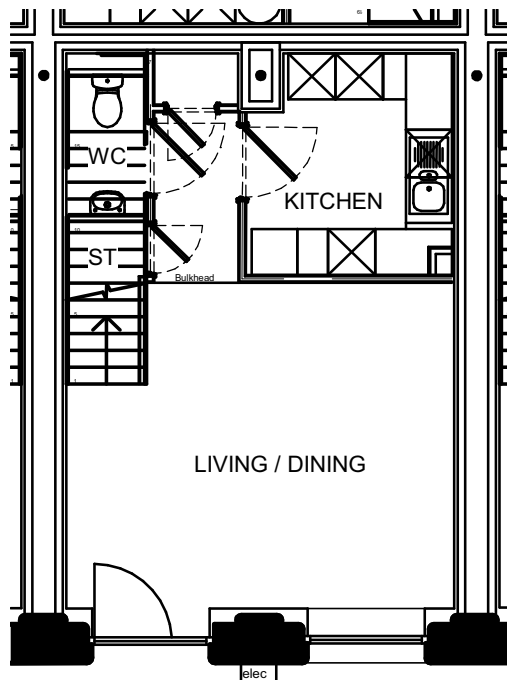
2.79 x 3.63m

Plot 122 Total: 74.2m

Mill Houses

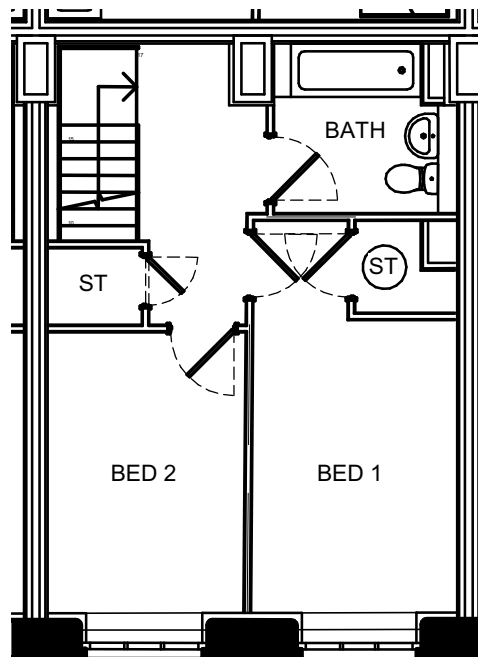
Similar 118, 120, 124, 126, 128

2 bed back-to-back house



GROUND

KIT / DINING	2.69 x 2.90m
LIVING	5.08 x 4.26m



FIRST

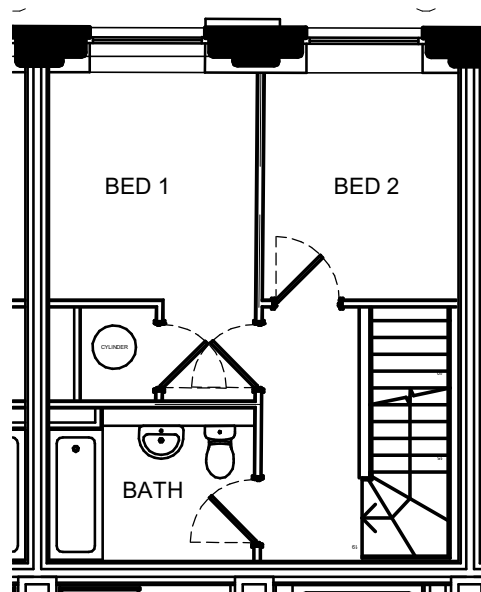
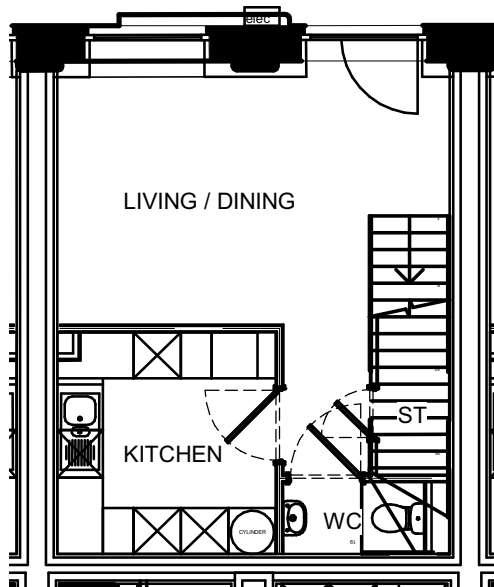
BED 1	2.70 x 5.13m
BED 2	2.56 x 3.68m

Plot 123 Total: 65.4m

Mill Houses

Similar 119, 121, 125, 129

2 bed back-to-back house



GROUND

KIT / DINING 2.86 x 2.90m
LIVING 5.14 x 3.24m

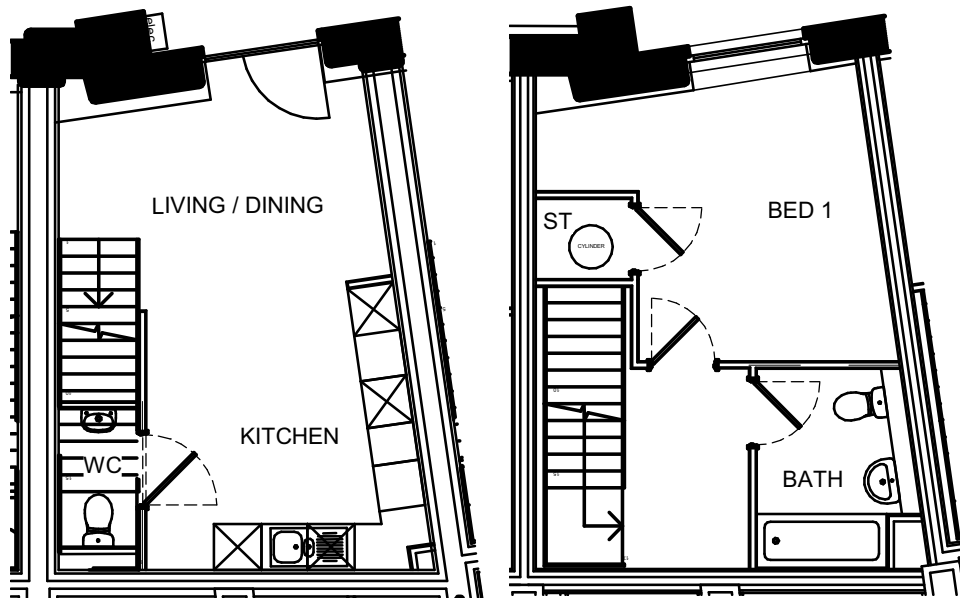
FIRST

BED 1 2.72 x 2.98m
BED 2 2.54 x 2.97m

Plot 127 Total: 56.2m

Mill Houses

1 bed back-to-back house



GROUND

KITCHEN 3.26 x 3.80m

LIVING 3.94 x 2.62m

FIRST

BED 1 4.19 x 3.89m

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

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