



Battersby House Apartments



CGI images & floorplans within this brochure are for indicative purposes only and are subject to change. Shares between 25%-75% available, please see the key information documents for prices. Rent and service charges apply

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 Hempshaw 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 Hempshaw 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 | ⚽ The Puss in Boots |
| 🎡 Vernon Park | 🎨 Awesome Walls |
| 🎡 Woodbank Park | ⚽ Stockport County F.C |
| 🏰 Bakers Vaults | 🎡 Werneth Low Country Park |

Site Plan



KEY

- MARKET SALES UNITS
- SHARED OWNERSHIP UNITS
- AFFORDABLE RENT UNITS

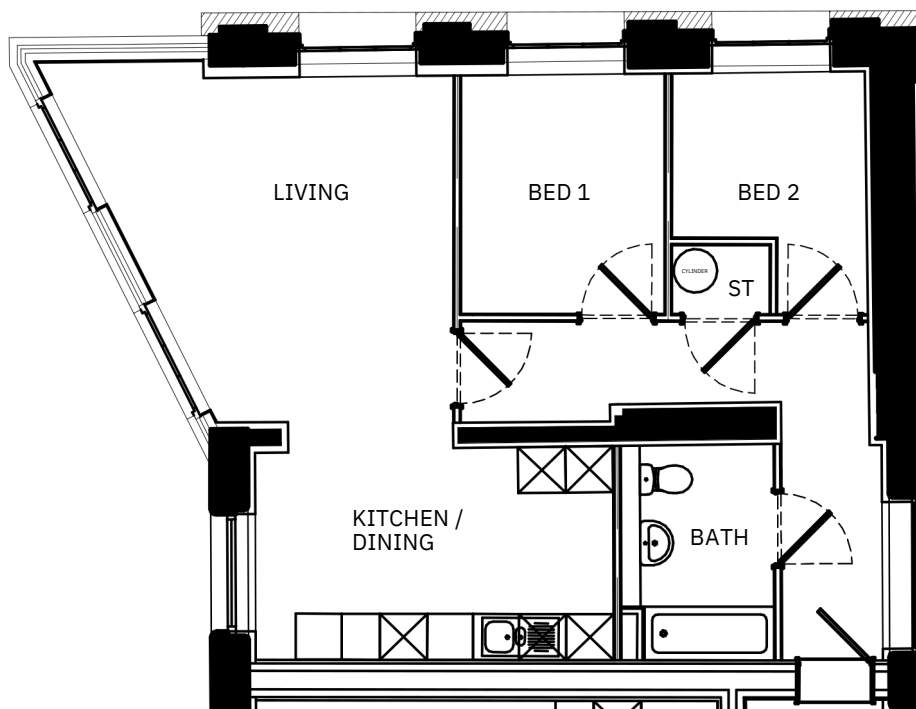
- SECTION 38 AGREEMENT BOUNDARY
- UNADOPTED ROADS

**One car parking space per plot.*

Plot 100

(Ground Floor) Total: 69.5m

Mill Apartments



GROUND FLOOR

KIT / DINING	4.68	x	2.77m
LIVING	3.27	x	4.51m
BED 1	2.66	x	3.12m
BED 2	2.52	x	3.18m

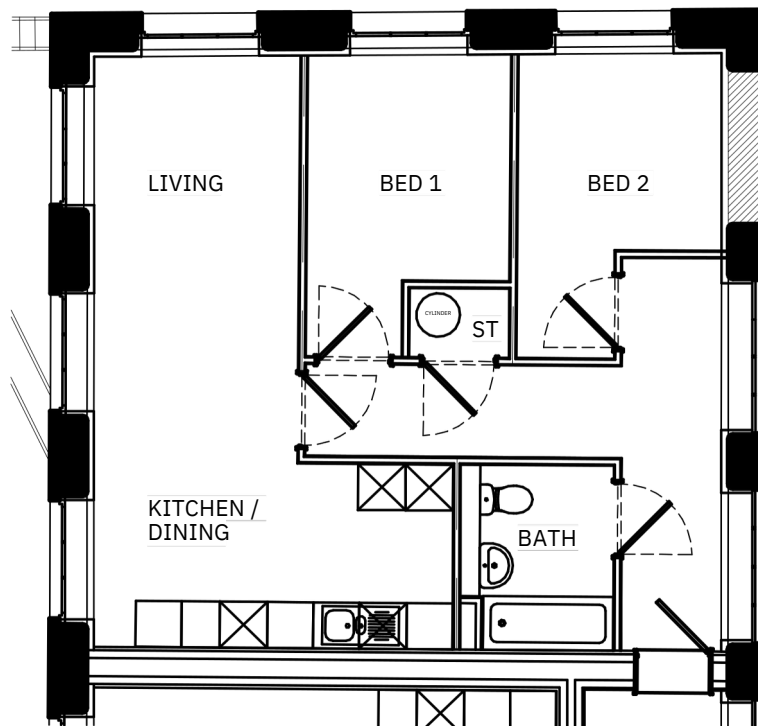
2 bedroom apartment with 1 car parking space

Shared Ownership

Plot 104 (Ground Floor) Total: 63.6m

Mill Apartments

Similar to 108 (Second Floor)



FIRST FLOOR EXAMPLE

KIT / DINING	4.73 x 2.43m
LIVING	2.67 x 5.27m
BED 1	2.65 x 3.95m
BED 2	2.66 x 3.95m

2 bedroom apartment with 1 car parking space

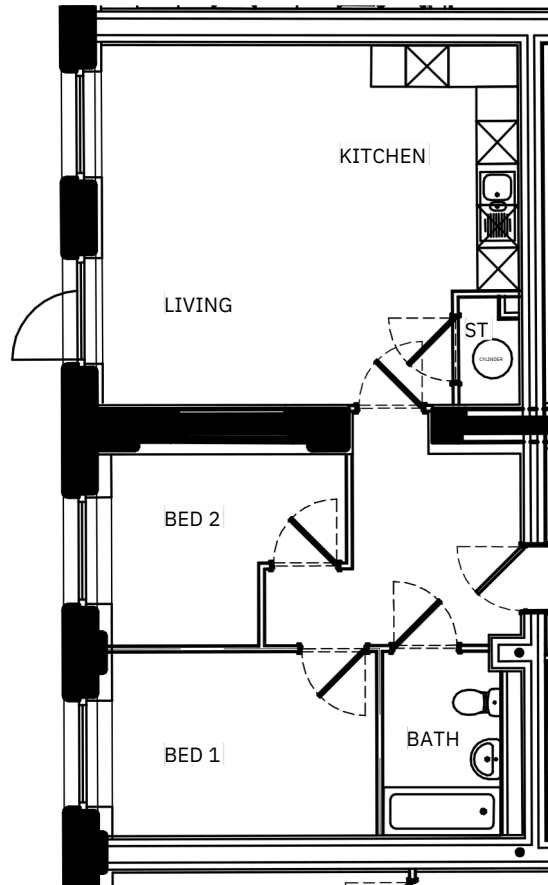
Shared Ownership

Plot 101

(Ground Floor) Total: 64.9m

Mill Apartments

Similar to 105 (First Floor), 109 (Second Floor)



GROUND FLOOR EXAMPLE

KIT / LIVING	6.04 x 5.23m
BED 1	3.83 x 2.68m
BED 2	3.40 x 2.78m

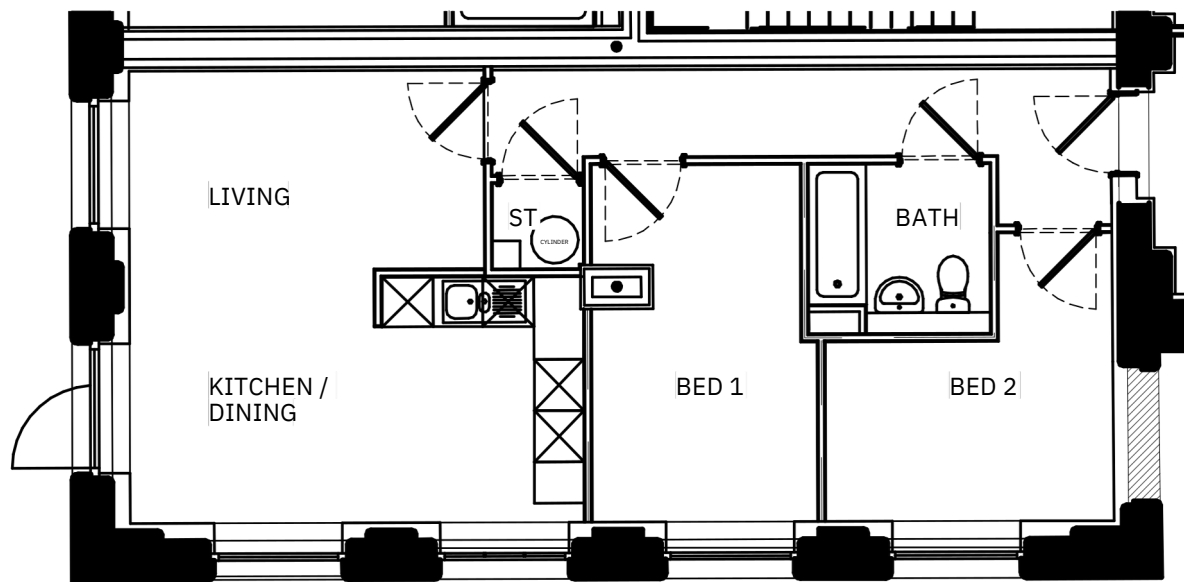
2 bedroom apartment with 1 car parking space

Shared Ownership

Plot 102 (Ground Floor) Total: 65.2m

Mill Apartments

Similar to 106 (First Floor), 110 (Second Floor)



GROUND FLOOR EXAMPLE

KIT / DINING	5.50 x 2.97m
LIVING	4.30 x 2.40m
BED 1	2.73 x 4.32m
BED 2	3.50 x 3.49m

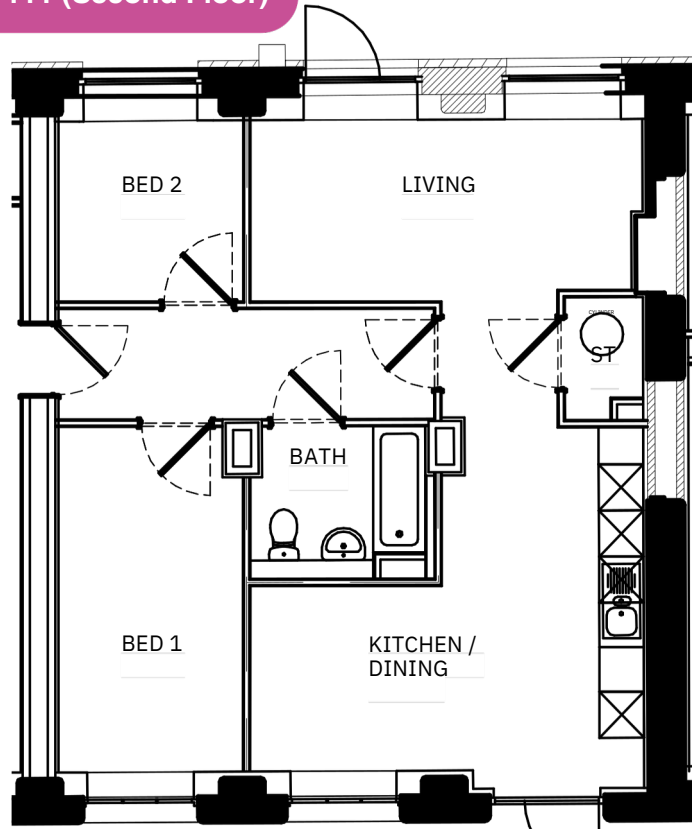
2 bedroom apartment with 1 car parking space

Shared Ownership

Plot 103 (Ground Floor) Total: 68.7m

Mill Apartments

Similar 107 (First Floor), 111 (Second Floor)



GROUND FLOOR EXAMPLE

KIT / DINING	5.30 x 4.85m
LIVING	5.27 x 2.44m
BED 1	2.48 x 4.65m
BED 2	2.49 x 2.42m

2 bedroom apartment with 1 car parking space
Plot 103 has its own private garden and access.

Shared Ownership

**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**

 **www.viaducthousing.com**

 **[@viaducthousing](https://twitter.com/viaducthousing)**

 **[@viaducthousing](https://www.instagram.com/viaducthousing)**



Viaduct Partnerships Ltd is a wholly owned of Stockport Homes and part of SHG.
Registered in England and Wales No: 10330045. Registered Office: Stockport
Homes Group, Cornerstone, 2 Edward Street, Stockport SK1 3NQ