

# For Sale

Upon instruction of the Receivers

**LANDWOOD  
GROUP**



**2-6 Churchgate, Stockport SK1 1YA**

## Town Centre Residential Development Opportunity

- Development is underway for 24 residential apartments
- Located in Stockport Town Centre, adjacent to the iconic Stockport Market with excellent transport links and amenities
- Apartments to comprise 20 two-bedroom units and 4 three-bedroom duplex units
- Freehold

**Landwood Group,**  
Lancaster Buildings  
77 Deansgate  
Manchester  
M3 2BW

T: 0161 967 0122  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

### CONTACT

**James Ashworth**  
[james.ashworth@landwoodgroup.com](mailto:james.ashworth@landwoodgroup.com)

**Charlotte Haynes**  
[charlotte.haynes@landwoodgroup.com](mailto:charlotte.haynes@landwoodgroup.com)





## Location

The site is located within the heart of Stockport, boasting a prominent position fronting Churchgate, a short distance from Stockport's historic Market Hall.

The immediate area provides a mixture of commercial, public and residential uses. To the north of the site is St Mary's Parish Church and to the west of the site sits Stockport Market and the Town Centre. Immediately to its south is a multi-residential apartment building, beyond is Lower Hill Gate shopping and office precinct. To the east of the site are a number of developments comprising residential dwellings interspersed with home offices and smaller businesses.

The central location of the site within Stockport means that it is well connected to Manchester City Centre which is 6 miles to the north of the site, as well as neighbouring areas of South Manchester. The area has excellent transport links, with the site being only a 10 minute walk to both Stockport Railway Station and Stockport Bus Station.

## Description

The property comprises a development site, which is generally regular in shape and fronts Churchgate. The site slopes towards the rear of the site where it meets Harvey Street. It benefits from full planning consent under planning ref DC/070503 for the erection of a five-storey building, to include basement and sub-basement levels, comprising a total of 24 apartments.

The development is due to provide 20 two-bedroom apartments and 4 three-bedroom apartments. Development is currently underway with the foundations having been laid alongside part of the lower floors.

**The site extends to approximately 0.07 ha (0.16 acres).**

## Planning

The site benefits from full planning consent under planning ref: DC/070503 for the demolition of existing buildings and erection of new building comprising 24 apartments. This will include 20 two-bedroom units and 4 three-bedroom units over five floors.

A s73 Application has also been submitted but remains undetermined.

Please see the planning section in the information pack for more details.

## Tenure Information

The premises are held under a freehold title, under title number GM214301.

## Further Information

A sale pack including further information is available on request.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

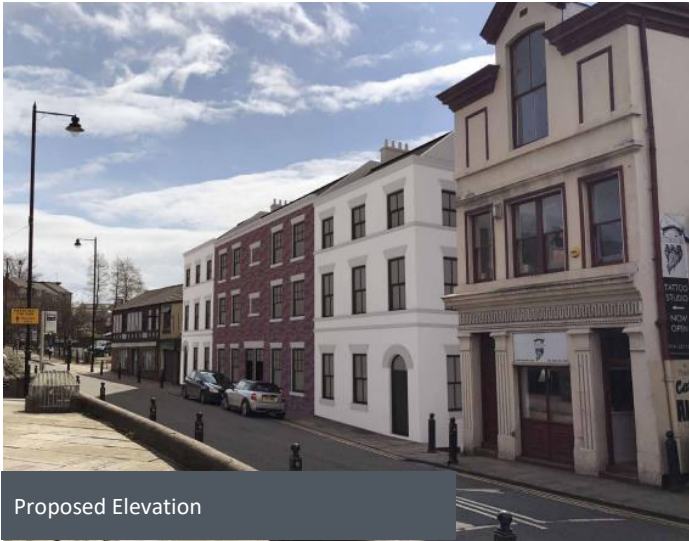
Each party will be responsible for their own legal costs.

## Price

Offers invited over £1,350,000.

## Viewings

Strictly by appointment.



Proposed Elevation



Site Plan



View from Churchgate



View from Harvey Street



View from Rostron Brow



Ground Level from Churchgate