

287 Didsbury Road

HEATON MOOR, STOCKPORT, SK4 3HE

DEVELOPMENT OPPORTUNITY WITH INCOME



KEY HIGHLIGHTS

- Prime Heaton Moor development opportunity with two existing tenants.
- Existing buildings with potential for refurbishment, or potential for new build development (subject to necessary planning consents).
- Close proximity to the M60 motorway (Junction 1) and the A34 Kingsway.
- Freehold sale.
- Property extends to approximately 1.14 acres (0.46 hectares).

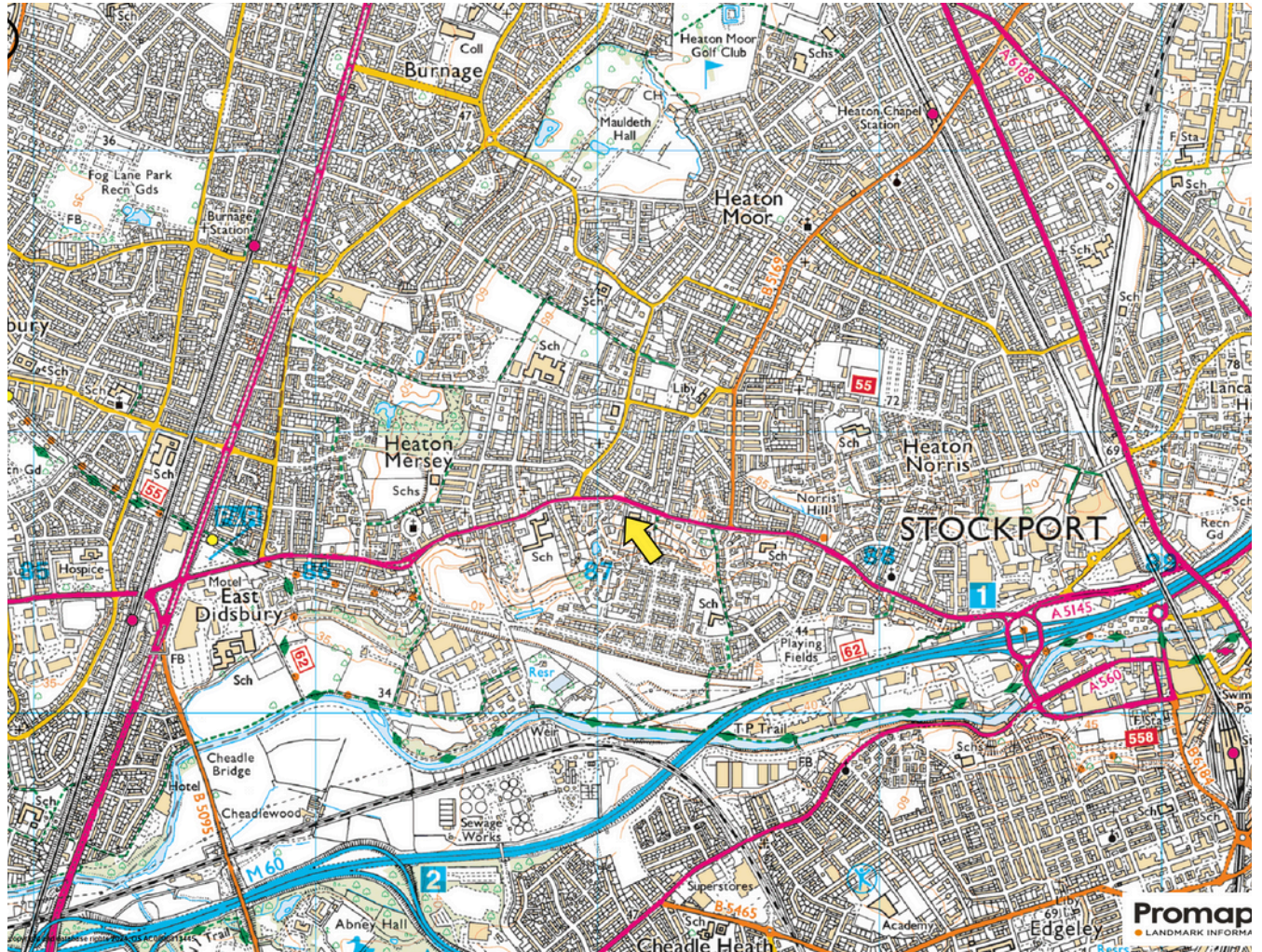
LOCATION

287 Didsbury Road is located within the popular south Manchester suburb of Heaton Moor, close to its boundary with Heaton Mersey within the Stockport Borough.

Heaton Moor is a popular commuter location due to its wealth of transport links including access to the M60 motorway (junction 1 being less than one mile to the east), East Didsbury, Burnage and Heaton Chapel train stations within one mile of the property and the A34 (Kingsway) and A6 (Wellington Road). Via the road network, Manchester city centre is some 6.7 miles to the north, meanwhile Stockport is some 1.9 miles to the east.

The property itself is located on the south side of Didsbury Road within a primarily residential area. More specifically, the site is bounded by residential to the west and south, Didsbury Road to the north and St Winifred's Roman Catholic Primary School to the east.

Whilst the immediate location is primarily residential, within approximately 1 mile of the site is Parrs Wood – providing a Tesco supermarket and various restaurants; and Heaton Moor high street features more local amenity including takeaways and convenience stores. The area also benefits from several schools including St Winifred's Primary, Didsbury Road Primary and Prestinall School.



THE PROPERTY

The property comprises two existing detached family homes with surrounding unused land with potential for development, subject to the necessary consent.

The two detached homes are currently let on Assured Shorthold Tenancies to long term tenants, meanwhile the land to rear has been left fallow for several years. The total site extends to approximately 1.14 acres and whilst it is generally square and flat, the level drops towards southern end in-line with the local topography.

Access is taken directly off Didsbury Road in the north east most corner of the site.

PROPOSAL

On behalf of Caritas Diocese of Salford, Savills are instructed to seek offers for the property. The preference is for unconditional offers however conditional offers will also be considered.

PLANNING POSITION

The property is under the jurisdiction of Stockport Borough Council.

Whilst we anticipate there is potential for new build development to the rear of the site, it is worth noting the following elements:

- Several of the trees on the boundary and across the site benefit from Tree Preservation Orders. Whilst these are concentrated towards the front of the site, the respective root protection zones are likely to impact any large scale development.
- Our Clients have undertaken a highways assessment utilising the existing access. The report will be made available to interested parties, however the current arrangement will restrict large scale new build development given proximity to the school access and pedestrian crossing.

Our Clients haven't undertaken any detailed scheme drawings or pre-application meetings with Stockport Borough Council and therefore we are inviting parties to make their own assessments as to the development opportunity that exists.

SALES PROCESS

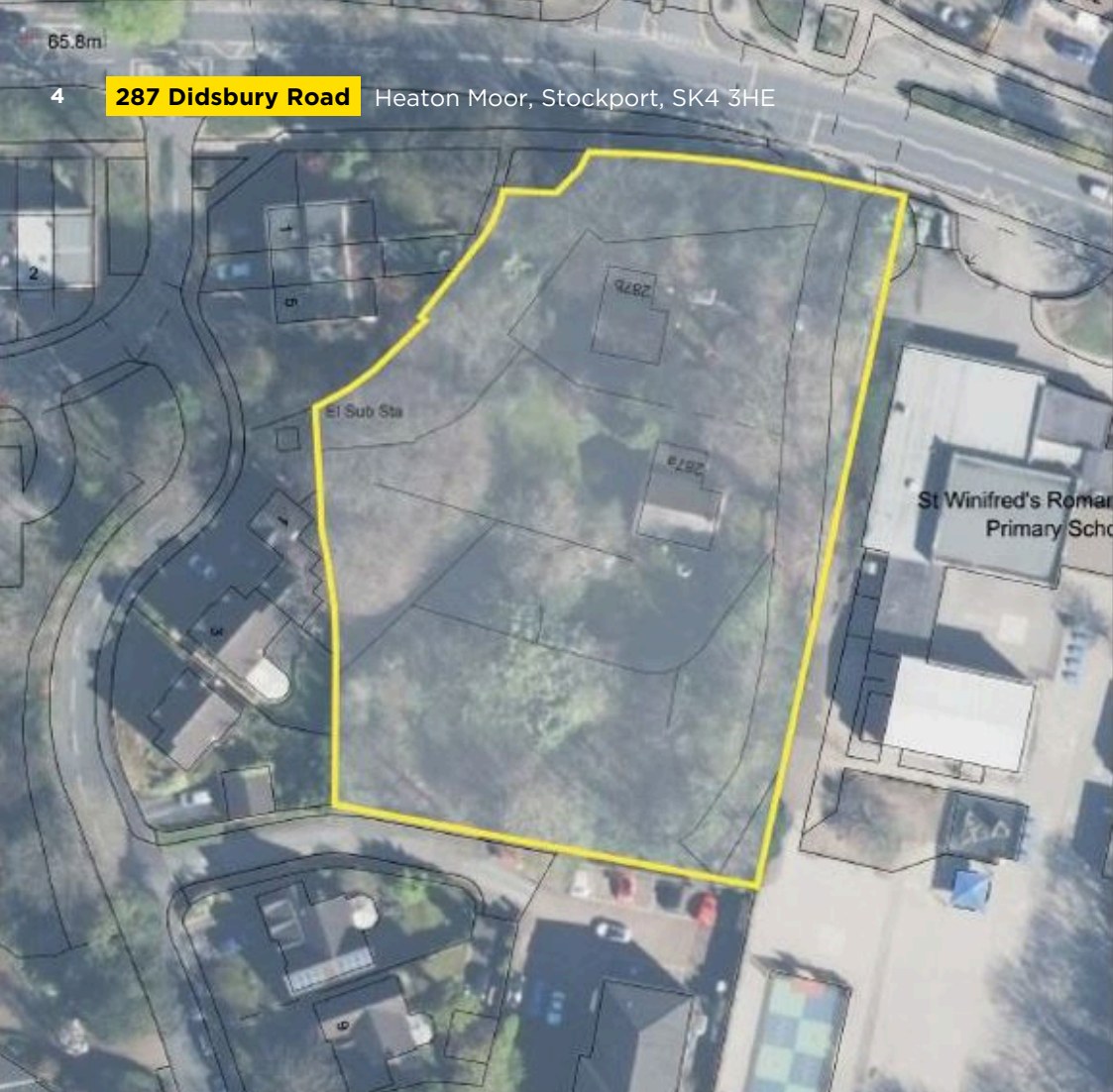
In the first instance, we would invite parties to confirm their interest via e-mail to either Ned Books or Ellis McQueen using the details below. Thereafter, you will be provided with the necessary technical, legal and planning information that is available.

You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, to Ned Brooks or Ellis McQueen by the confirmed tender deadline date.



TENURE

The property is held freehold by our Client, Caritas Diocese of Salford.



IMPORTANT NOTICE

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VIEWING

Viewings of the property are strictly by appointment only due to the existing occupational tenancies. Please register your formal interest in order to be contacted regarding the viewing opportunities in due course.

EPC

The properties have an EPC rating of 'E'.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the building.

LEGAL COSTS

Each party will be responsible for their own legal costs related to the transaction.

VAT

The property is not elected for VAT.

CONTACT

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