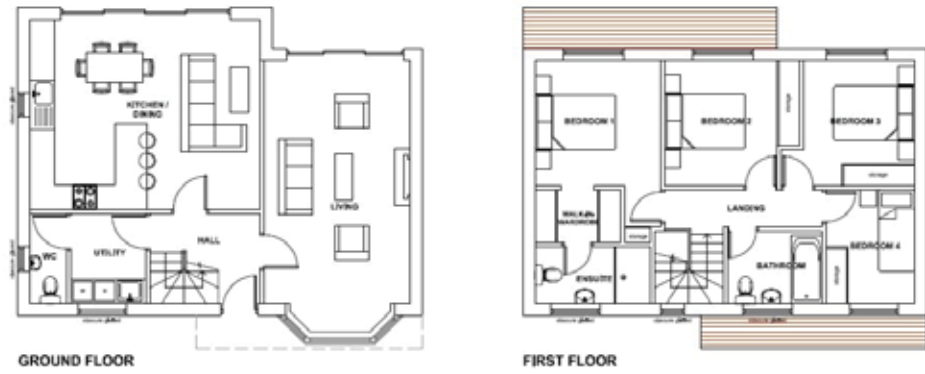


LAND ADJACENT TO ELLWOOD ROAD  
OFFERTON, Stockport  
**£75,000**



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge  
10, Town Street, Marple Bridge SK6 5DS  
0161 427 2488 marple@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



A plot of land with planning permission  
granted to build a detached house --  
Stockport Borough Council Planning  
Reference DC/087082

**GASCOIGNE HALMAN**



- LARGE PLOT OF LAND WITH POTENTIAL
- TO BUILD A TWO BEDROOM DETACHED BUNGALOW

- DETAILS AVAILABLE PLANNING REFERENCE: DC/083916
- HIGHLY CONVENIENT LOCATION

**£75,000**

**LAND ADJACENT TO  
ELLWOOD ROAD**

Offerton, Stockport



A rare opportunity to purchase a piece of land with full permission granted to build a four bedroom detached home (Stockport Borough Council Planning Reference DC/087082).

Conveniently situated close to the many facilities of central Stockport, the sale of this plot offers developers the opportunity to construct a family home which is bound to appeal to prospective purchasers.

NB We are instructed that Japanese Knotweed has been detected on land in the vicinity and that treatment is ongoing.

**LOCATION**

Stockport is a vibrant town increasingly attracting significant investment in infrastructure. There is a wide range of shops, restaurants, educational and recreational facilities. For the commuter Stockport stations offers regular services to Manchester city centre and the national rail network and the access points to the Northwest motorway network can be found at the Stockport junctions.

**DIRECTIONS**

POSTCODE : SK1 4BE

**TENURE**

Freehold. To be confirmed by Solicitors.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Stockport MBC

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**