

**Contact**  
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# LAND FOR SALE



## Coombes View, Broadbottom, Tameside SK14 6BJ

**0.2 HECTARES/  
0.50 ACRES**

- Freehold development site with full planning Consent granted 28 Sep 2022
- 21/01039/FUL for erection of 10 x 1-bedroom and 2 x 2-bedroom apartments
- 7,252 ft<sup>2</sup> / 674 m<sup>2</sup> residential space
- 0.50 acres/0.20 hectares greenfield site
- 5 min walk to Broadbottom Station (26 mins to Manchester Piccadilly)
- No S.106
- Unconditional offers sought/No VAT on sale



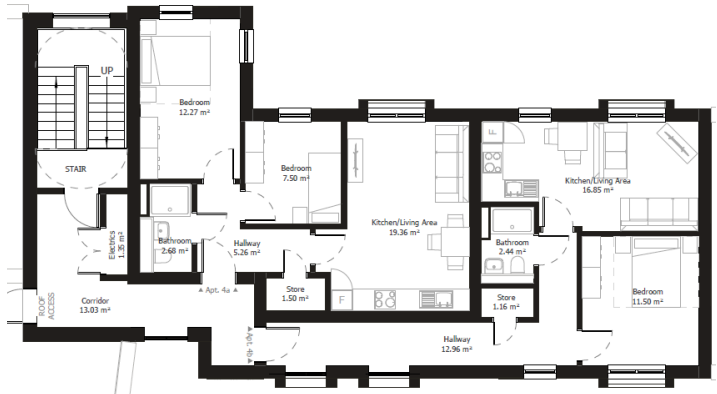
# Location

The site is located off Manchester Road close to the centres of Mottram and Stalybridge and is a short drive from Glossop, the M67 Motorway in Hattersley and the M60 Motorway in Denton.

- Mottram: 1.5 miles.
- Stalybridge: 4 miles.
- M67/M60: 2 miles.



**First Floor Plan**  
1 : 100



## Tenure

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The property is Freehold.

## Rateable Value

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Not Applicable

## Price / VAT

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£295,000 SUBJECT TO CONTRACT. VAT is not payable at the property.

## EPC Rating

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Subject to Contract.

## Conditions

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Subject to Contract.

## Planning

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The property benefits from full planning consent granted 28/09/2022 Application Number: 21/01039/FUL for erection of 10 no. 1-bedroom and 2 no. 2-bedroom apartments within a 3 storey block and associated works.

## Accommodation

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7,252 ft<sup>2</sup> / 674 m<sup>2</sup> residential space

0.50 acres/0.20 hectares greenfield site

## Utilities

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Mains services are available in the vicinity of the site including gas, electricity, water and drainage.

## Legal Costs

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Each party to be responsible for the payment of their own legal costs associated with the sale.

