

Land at Bramhall Lane South, Bramhall, Stockport, SK7 2DU



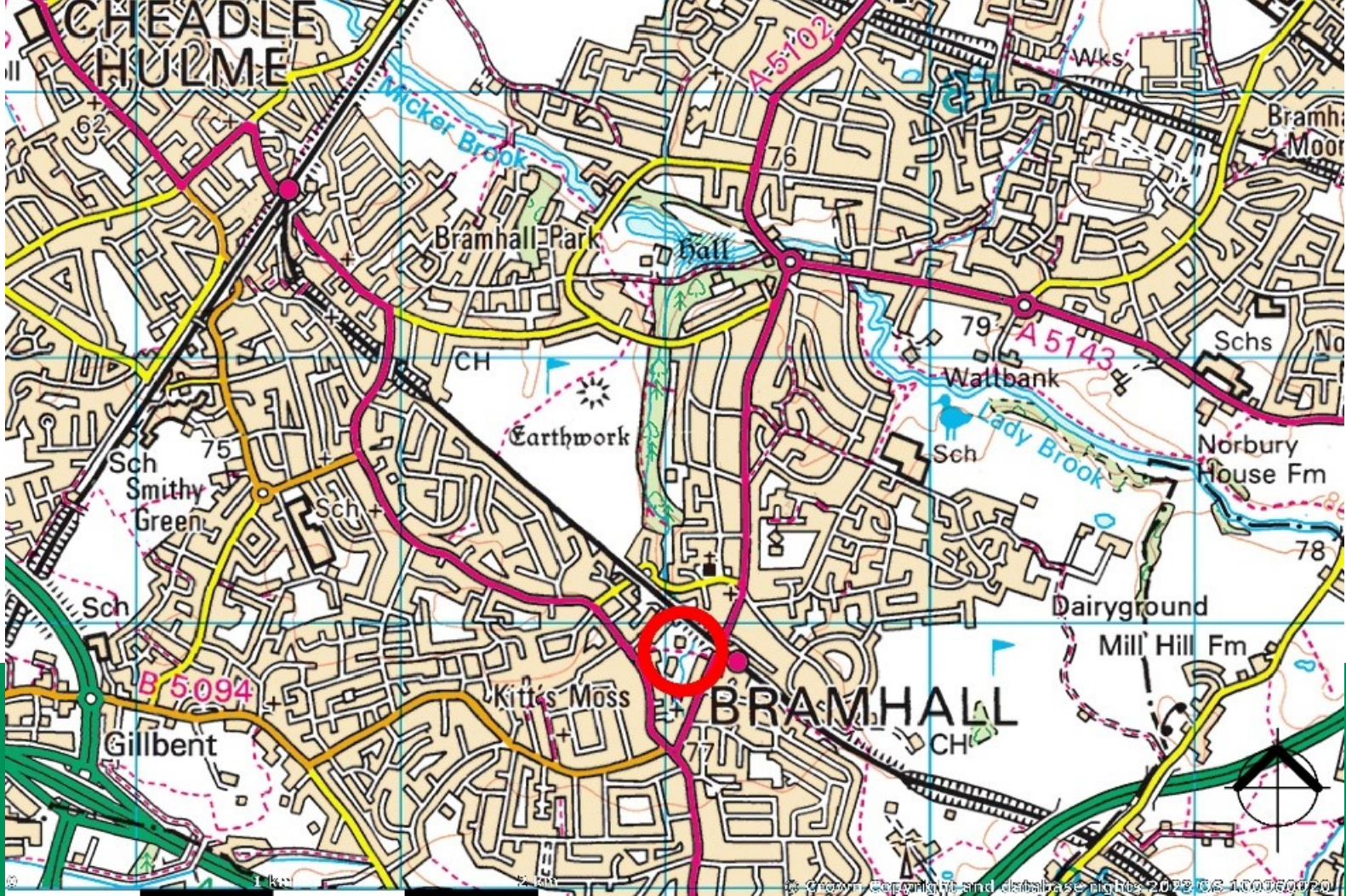
**BNP PARIBAS
REAL ESTATE**



Aerial Photo looking west

EXECUTIVE SUMMARY

- ✓ Freehold land extending to circa 1.1 acres / 0.4 hectares
- ✓ Development potential (subject to planning)
- ✓ Attractive location on the edge of Bramhall village centre, opposite the train station
- ✓ Circa 11 miles south of Manchester and 3 miles south of Stockport and the M60 motorway



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LOCATION

The Property is located in Bramhall, 11 miles south of Manchester and 3 miles south of Stockport and the M60 motorway. The site fronts Bramhall Lane South opposite Bramhall railway station.

Bramhall village centre is located 300 metres to the south, with national and local occupiers such as Piccolino's, Sainsbury's Local, Tesco Express and Boots. Bramhall Library and Health Centre are opposite the site. Nearby amenities include Bramhall Lane Lawn Tennis Club and Bramhall and Bramall Park Golf Clubs.



DESCRIPTION

The Property is separate from, but forms part of, the Hillbrook Grange Care Home to the west. It is undeveloped at present and comprises a grassed central area surrounded by mature trees with tarmac roadways to the north and south. The ground level of the Property falls away towards the brook which forms the western boundary.

The Property extends to approximately 1.1 acres / 0.4 hectares, as shown edged red on the Site Plan below. This excludes the access track from Bramhall Lane South which will be retained by the seller, with rights of access to be granted to the purchaser over the access track.

TITLE

The Property is offered freehold with vacant possession.

SERVICES

Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory body. BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A Public Right of Way runs adjacent to the southern boundary of the Property, along Benja Fold.

The Property is sold subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.



PLANNING

The Local Planning Authority is Stockport Borough Council. The site is within the Bramhall Lane South Conservation Area and the houses at 45 and 49 Bramhall Lane South are Grade II listed, there is also an existing Tree Preservation (TPO) relating to some of the trees on site.

The Property was allocated as being within a Green Chain in the Stockport UDP Review 2006, and Policy NE3.1 Protection and Enhancement of Green Chains was saved after the adoption of the Core Strategy in 2011. The policy states that Development which would detract from the wildlife or recreational value of the Green Chains...will not be permitted. Paragraph 3.57 notes that "The presence of Green Chain notation on the Proposals Map does not necessarily prohibit new development".

An appeal against the non-determination of a planning application for the erection of 3 storey retirement living housing on the Property (ref. DC/054406) was dismissed at appeal in August 2014. The inspector's overall conclusion noted the positives relating to need and other benefits are significantly and demonstrably outweighed by the harm to the historic environment".

The stream to the west of the site is identified as a major river on the Environment Agency's website but the site is not identified as being at risk of flooding.

Prospective purchasers should make their own planning related enquiries to Stockport Borough Council.

VAT

We understand the Property is not elected for VAT.

DATA ROOM

Further information on the Property are available in the data room (<https://bramhalllanesouth.co.uk>), including the following:

Topographical Survey
Tree Survey
Previous Planning Application & Appeal Documents
TPO Map Extract
Conservation Area Map Extract
Public Rights of Way Map





Aerial Photo looking south

METHOD OF SALE

The Vendor is a registered charity, with both unconditional and conditional offers invited by way of informal tender on or before 12 noon on 22 June 2023. Details on the requirements for offers will be released to interested parties prior to the offer deadline.

ANTI MONEY –LAUNDERING

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VIEWINGS

The Property may be viewed from the boundary on Bramhall Lane South, as well as from the public footpath along Benja Fold to the south, but on-site inspections are strictly by appointment only. Interested parties should note that BNPPRE take no responsibility for any injury or accident at the site. Viewers and visitors of the property do so at their own risk.

CONTACTS

For more information and appointments to inspect please contact the sole agent:

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