

FOR SALE

Long Leasehold Land



Sanderson
Weatherall

- 
- A detailed map of a residential area in Cheadle, Cheshire. The map shows several streets including Mill Lane, Mill Lane Close, and Weavers Close. A block of seven houses is highlighted with a red border. The area is situated near a watercourse labeled 'Mickler Brook'. The map also shows various buildings, including a church tower, and a 'Drain' system. The site area is approximately 0.07 hectares (0.18 acres).
- Site Area approximately 0.07 hectares (0.18 acres)
 - New 999 year lease
 - Well located for easy access to Cheadle, Stockport and Manchester City Centre
 - Currently occupied by block of 7 partially built houses

Site H, Mill Lane, Cheadle, Cheshire, SK8 2NN

sw.co.uk

Location

The site is located adjacent to the Alexandra Hospital, to the north of Cheadle village. Shops and amenities are located along Cheadle High Street to the south. Gatley Rail Station is approximately 1 mile to the south west and Abney Hall Park is located nearby. The A34 and M60 Motorway are easily accessible.

Site

The site forms part of a larger otherwise completed development known as Cheadle Mill. Tarmacadam access / roads have been constructed along with some parking spaces and driveways.

The site is roughly of rectangular shape extending to approximately 0.07 hectares (0.18 acres) and is currently occupied by a block of 7 x partially built houses.

Planning

The Receivers are aware of a 2006 planning consent (Reference: DC/017470) which was approved for 'partial demolition and partial conversion of existing buildings and erection of new build to form a part two / part three storey residential development comprising 42 dwellings, a local area of play and associated parking'. Decision issued 3rd August 2006.

All enquiries should be made to Stockport Metropolitan Borough Council.

Tenure

Long Leasehold. The property will be held on a new lease for a term of 999 years from the date of completion. A copy of the lease is available on request.

Price

Offers are invited for the leasehold interest.





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

January 2024



For further information please contact:

Colin Jennings
07901 710669
colin.jennings@sw.co.uk

Matt Hardy
07738 252306
matt.hardy@sw.co.uk

Sanderson Weatherall LLP
The Chancery
58 Spring Gardens
Manchester
M2 1EW

Office: 0161 259 7000

**Sanderson
Weatherall**

sw.co.uk