



Spathfield Court, Holmfield Close, Heaton
Norris | Stockport | SK4 2RR

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 11TH FEBRUARY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

42 Spathfield Court, Holmfield Road, Stockport, SK4 2RR.

Tenanted upper floor studio apartment with lounge/bedroom, kitchen, and bathroom. Well maintained grounds and communal parking. Electric heating and double glazing. Let on a periodic AST from 01/05/13 now at £495 per month. Please respect the tenant's privacy. Located in Heaton Norris and ideally situated for excellent transport links making it continually attractive to tenants. It is directly off Wellington Road North, close to the M60 ring road. Heaton Chapel Station is a fifteen-minute walk away as is Heaton Moor Road with its pubs, bars, restaurants and boutique retail outlets and The Merseyway Shopping Centre is just down the road.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by that highlight the potential:

Flat 8, Belmont House, SK4 2QN sold on 30/06/2025 for £117,000 Flat 1 bed 0.05 mi

14, Spathfield Court, SK4 2RP sold on 10/01/2025 for £100,000 Flat 1 bed 0.03 mi

Stockport 8 is one of the largest town centre regeneration projects currently underway in the UK. The 8-acre site will create a new neighbourhood comprising over 1,000 new homes, retail, leisure and office space. It is adjacent to the town's historic viaduct and to Stockport Interchange – a major new redevelopment in partnership with Transport for Greater Manchester which will see the creation of a new urban park, alongside enhanced connectivity. It is also just a stone's throw from Weir Mill, a heritage landmark building which is to be restored to create new commercial space and establish an innovative leisure and culture destination. Rental values in the area are in the region of £600 to £650 per month. EPC rating D.

Auction consultant dealing with this property

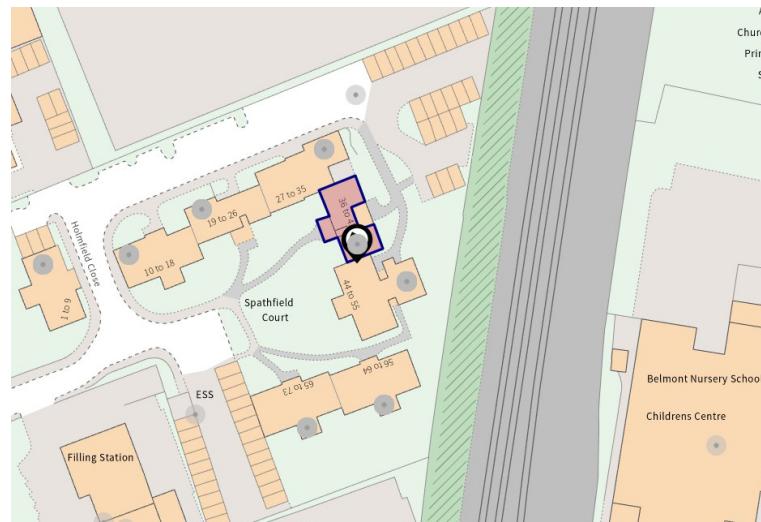
Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk

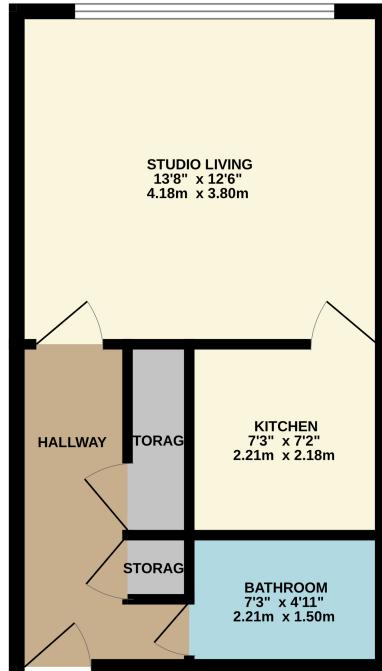


Attention Investors!

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 336 sq.ft. (31.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 959 Years

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.