



## 9 Bamford Street, Stockport, Cheshire, SK1 3NZ

**Guide Price £450,000**

- Exciting Niche Development Opportunity
- Concept Project to be Realised by Buyer
- Sought After Location Close to Stockport Town Hall
- Tenants in Situ Providing Immediate Income
- Planning Con sent Imminent for First Phase
- Short Walk to Public Transport and Town Centre.

# 9 Bamford Street, Stockport SK1 3NZ

Exciting Opportunity. Construction of 5 x Two Bedroom Apartments and 1 x Three Bed Town House. Concept Project for Potential 3 x Two Bedroom Mews Houses for Existing Period Property. Planning Consent Imminent for First Phase. Concept Project to be Realised by Future Developer. Tenants In Situ with Immediate Income coming in



Council Tax Band:



SECOND-FOURTH FLOORS



BAMFORD STREET FACING SOUTH

### Exciting Niche Development Opportunity

Stockport is undergoing the most dynamic regeneration in the North West as part of a Masterplan which incorporates the stunning Stockport 8. Thousands of new high quality energy efficient homes aimed at every stage of life along with spaces for new businesses and community uses. The concept embraces a workable neighbourhood centred around new public spaces.

The opportunity offered provides for the construction of 5 x two bedroom apartments and 1 x three bedroom town house whilst the period property on site has been conceptualised as potential for 3 x two bedroom mews houses.

Planning consent is imminent for the first phase, but the concept project is to be realised by the future developer. The site is income producing with tenants in situ, either on licence or tail end leases provide the following income

M C D £4300 per annum

Chloe Asset Management £10,470 per annum

Stockport Advocacy (car parking) £1200 per annum

S Miller (car parking) £600 per annum

In this sense, whilst planning or a variation to planning is sought, the process is subsidised.

The location is a short walk to the main line train station, public transport and the town centre.

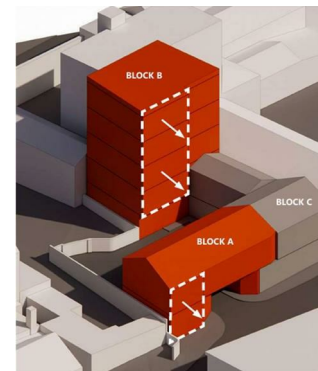
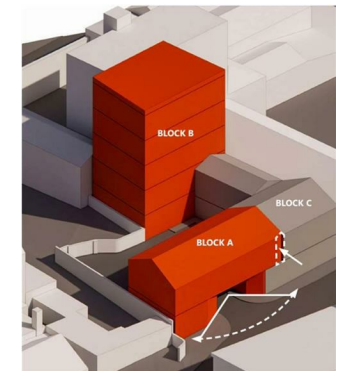
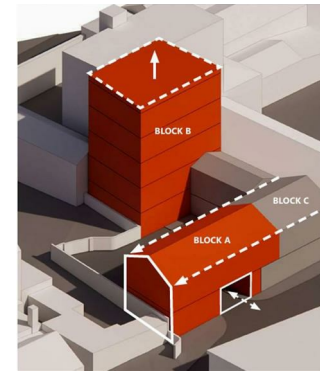
Architects Design and Access Statement in support of a proposed redevelopment is available upon request.



BAMFORD STREET FACING EAST







Ground Floor Level  
Scale: 1:50



First Floor Level  
Scale: 1:50

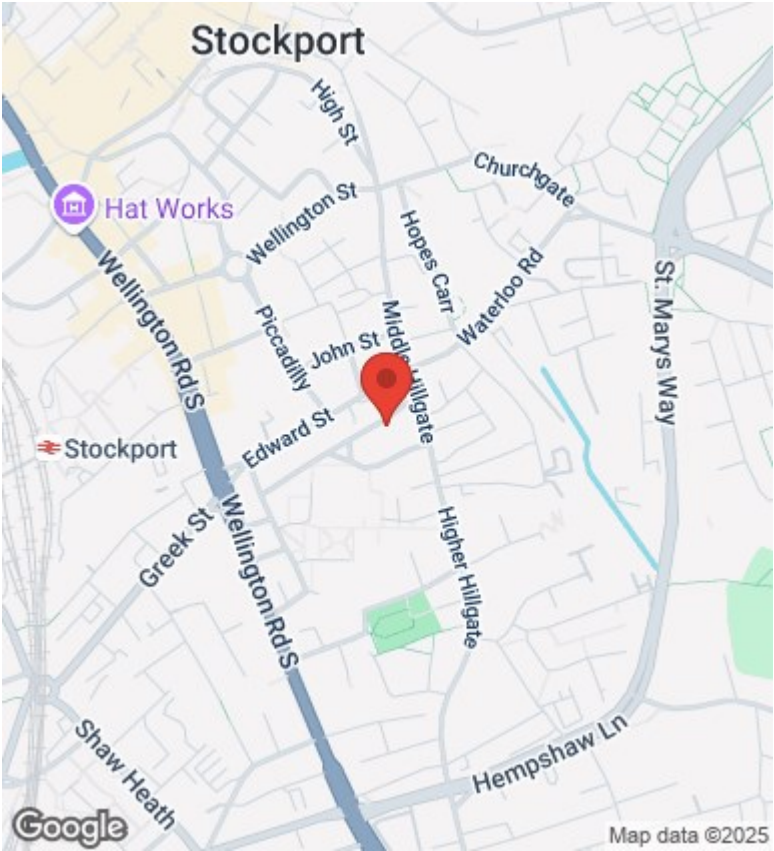
Directions


450 Didsbury Road, Stockport, Cheshire, SK4 3BS  
0161 432 0432

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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