

FOR SALE



View 1

- A SUPERB DEVELOPMENT SITE RIGHT IN THE HEART OF CHEADLE HULME VILLAGE
- SUPREMELY CONVENIENT AND A STONES THROW FROM CHEADLE HULME SHOPPING CENTRE, AND THE MAIN LINE RAILWAY STATION
- DETAILED PLANNING PERMISSION GRANTED FOR THE ERECTION OF A BLOCK OF APARTMENTS COMPRISING 9 X 2 BEDROOM UNITS WITH ASSOCIATED CAR PARKING, BIN AND CYCLE STORE
- PLANNING REFERENCE NUMBER (STOCKPORT MBC) DC/083939

Fabrik, 8 Warren Road

CHEADLE HULME, CHEADLE, SK8 5BT

GUIDE PRICE £725,000



PLANNING

Detailed planning permission was granted on 4th November 2022 under reference DC/083939 BY Stockport Borough Council for the erection of a block of nine apartments across three floors.

The architects area schedule shows a total GIA of approximately 829.6 m² (8926 sq ft)

Various reports are available for transmission to seriously interested parties.

When viewing the site, it should be noted that the new apartment block will be sited within part of the existing Fabrik car park.

The new building is shaped as per the drawings and will extend (approximately) from parking bay No 33, and running from left to right into the hatched area and up to the existing boundary fence. The new building will then take a right angle and run along the boundary fence with the public footpath to the rear, down to (approximately) parking bay 116.

SECTION 106

There is a section 106 agreement in the sum of £40,392 which will be payable by the purchaser.

Any interested parties should confirm this amount with the Local Authority.

SERVICES

We are advised that the services into the adjacent building known as Fabrik, include mains drainage, water, and electricity.



FURTHER INFORMATION & VIEWINGS

ON 01625 462 333

For further information please contact our Land & New Homes
Division 01625 462333

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DESCRIPTION

This outstanding development opportunity is going to be of interest to those seeking a site with a planning permission which is ready to progress, and which offers an exciting chance to create a new landmark building of great style.

The new building will be arranged across three storeys and has a cutting design and features nine luxury apartments and the current drawings show a large array of solar panels on the roof in addition to a sedum living garden.

All of the ground floor apartments have access directly on their own private terrace, whilst on the first and second floors, all of the properties feature at least one balcony, all facing southeast.

There are private gardens for some of the ground floor units, and there a passenger lift with access to all floors.

There will be allocated parking for one vehicle per apartment.

The property will attract those purchasers not wishing to be constantly dependent upon a car day to day and is close to all of the varied facilities available with Cheadle Hulme.

A highly desirable site in a very central location, and one that deserves early attention.

LOCATION

The site is positioned adjacent to the Railway Station which has regular services into Stockport Station which also connects with the Avanti West Coast line direct to London Euston. There is a splendid array of shops, bars, and restaurants on the doorstep, and there is a large Waitrose Supermarket too. For more comprehensive needs, Handforth Dean is but a 10-minute drive away and features numerous well-known superstores.

CONTACT OUR LAND & NEW HOMES DIVISION
ON 01625 462 333
FOR MORE INFORMATION



DIRECTIONS

For those wishing to view the site it is best to park in the car park for Cheadle Hulme Shopping Centre. From there walk around the corner to the rear of the shopping centre and make for the Fabrik car park straight ahead.

For sat nav purposes please use the postcode SK8 5BT.

VIEWING

Any reasonable time on site.

PAYMENT OF AGENTS FEES

On this occasion, the vendor has requested that our fees are to be paid by the Purchaser. This will represent 1.5% of the Purchase Price + VAT.



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