

40 NEW BRIDGE LANE

STOCKPORT | SK1 2NA

FOR SALE

Development Opportunity

Planning Permission for
27 Apartments

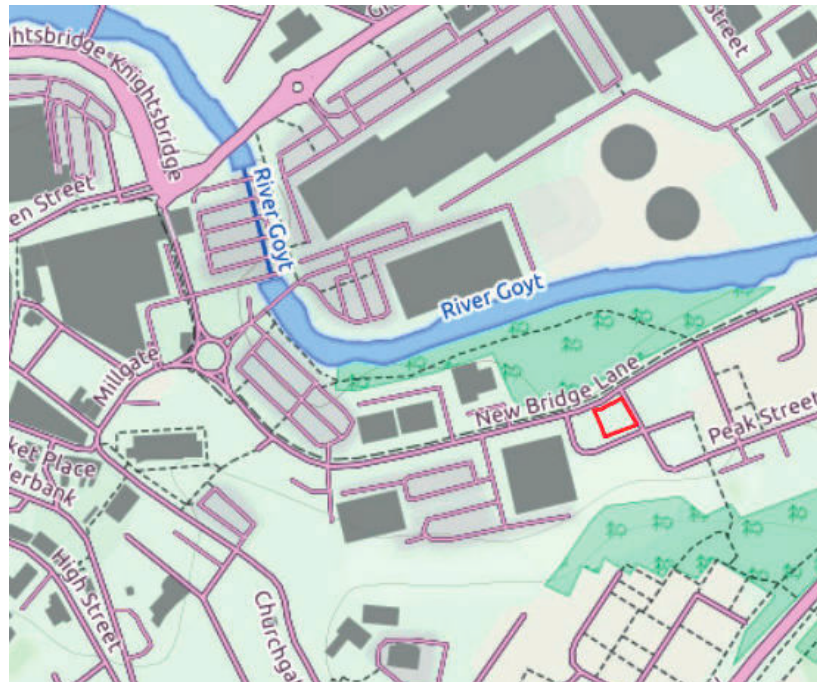
EXECUTIVE SUMMARY

- Prominent site fronting New Bridge Lane, on the edge of Stockport town centre.
- 0.12 acres, with frontage to New Bridge Lane, Stanley Street and George Street.
- Attractive views over New Bridge Lane Woods.
- Planning Permission for a six-storey residential development providing 27 one- and two-bedroom apartments.
- Freehold
- **Offers are sought in excess of £750,000**, subject to contract and exclusive of VAT.



LOCATION

This town centre site is a highly sustainable location with excellent public transport and cycle infrastructure, providing easy access to all the town centre has to offer. The subject site is located within 200m of Aldi supermarket.



Stockport town centre is less than 10 minutes' walk from the site and provides a shopping centre, along with numerous high street stores, cafes, bars, pubs, restaurants and marketplace. The recently renovated Stockport Produce Hall is a popular destination offering food, drink and social events.

Stockport is situated 6 miles south of Manchester city centre and it the largest town in South Manchester with population of 294,800 people (2021 Census). The town is subject to an ongoing £1b transformation, led by Stockport Council.

THE SITE

The site is located on the east side of Stockport town centre, fronting Newbridge Lane in a mixed residential and commercial area.



The site comprises a flat, regular shaped piece of land extending to 0.12 acres and benefitting from frontages to New Bridge Lane, Stanley Street and George Street. It is currently occupied by a former office building with associated car parking to the side and sits opposite New Bridge Woods.



THE DEVELOPMENT

Full Planning Permission was granted in December 2022 (Application number: DC/082482) for the demolition of the existing office building and the erection of a six-storey residential development comprising 27 flats and associated landscaping.

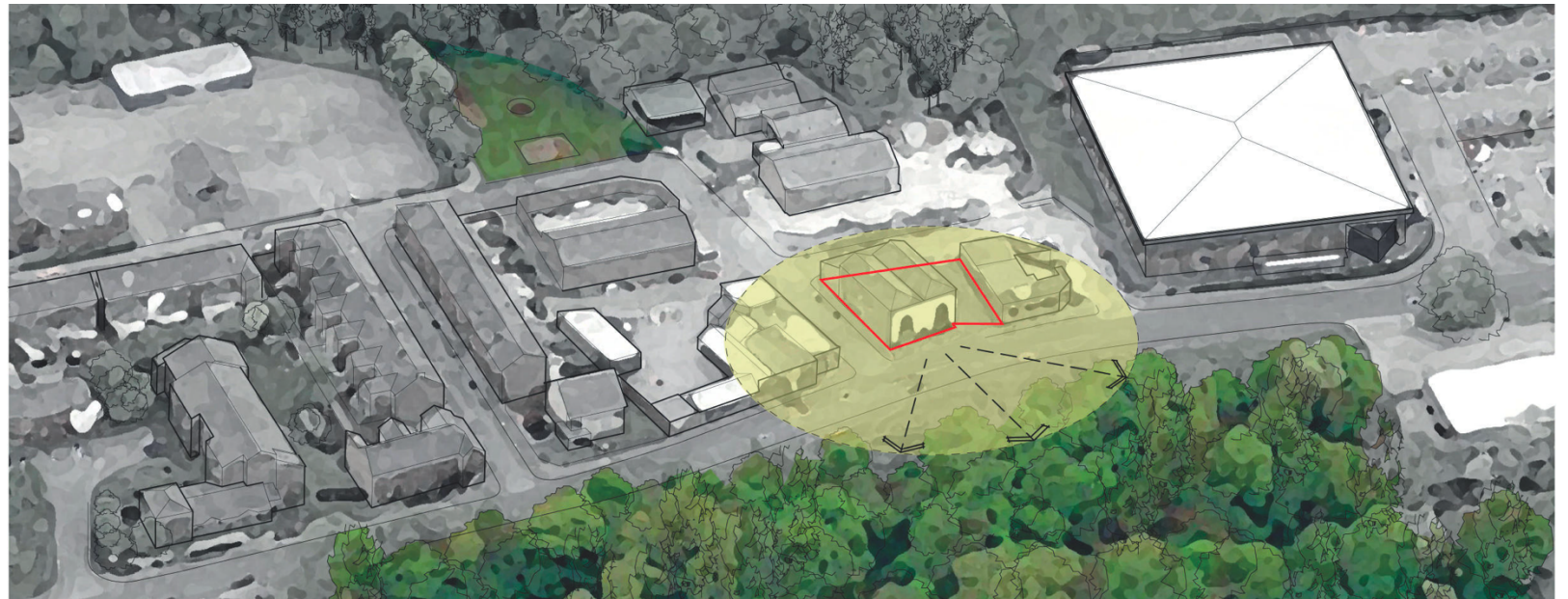
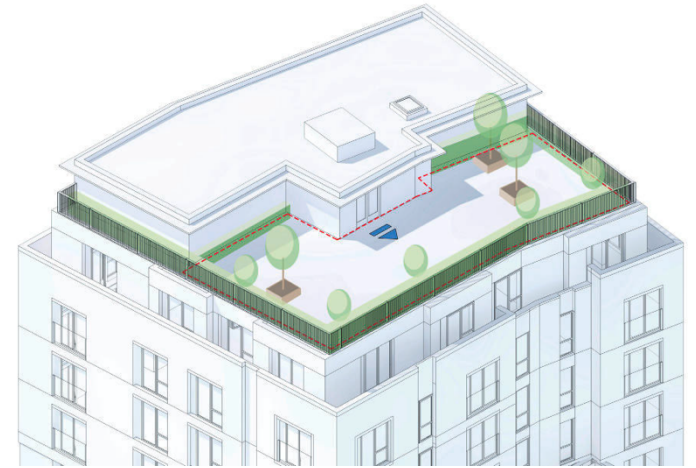
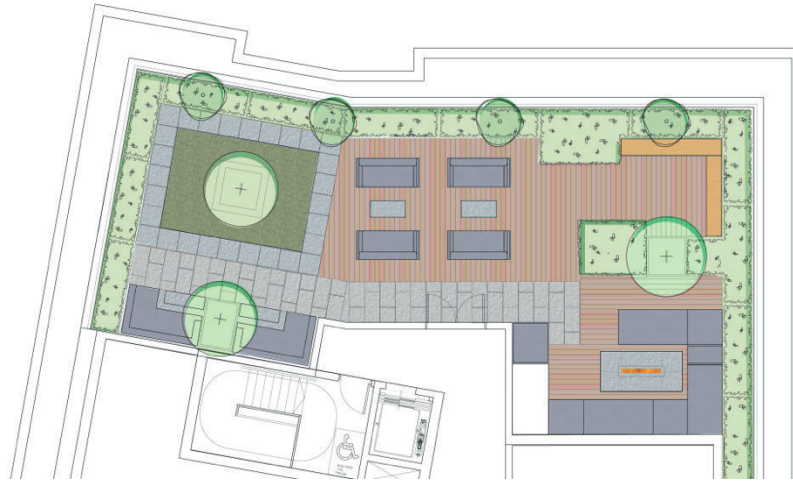
Full details of the application can be found by [clicking here](#) and a copy of the design and access statement for the development can be provided to interested parties.

In addition, as part of the planning process, a Section 106 notice was agreed on 6 December 2022 with The Metropolitan Borough of Stockport. Further information can be provided on request.



FEATURES

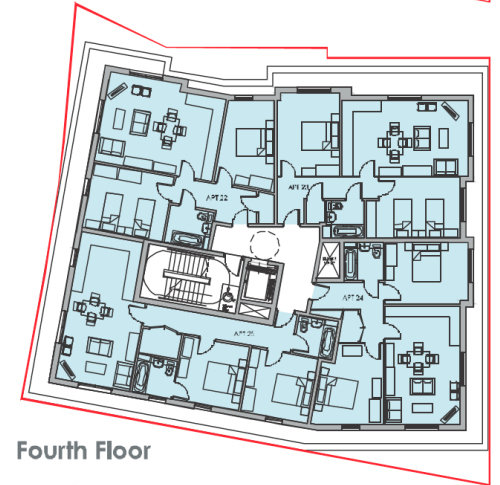
- Approved plans maximise site footprint
- Attractive design featuring a mix of light brick and bronze cladding and large windows
- The roof garden with views over woodland offers a unique feature that will set this building apart
- Views of New Bridge Woods have been utilised in the design
- Bike storage had been incorporated on the ground floor to compliment the cycle infrastructure that leads right up to the building



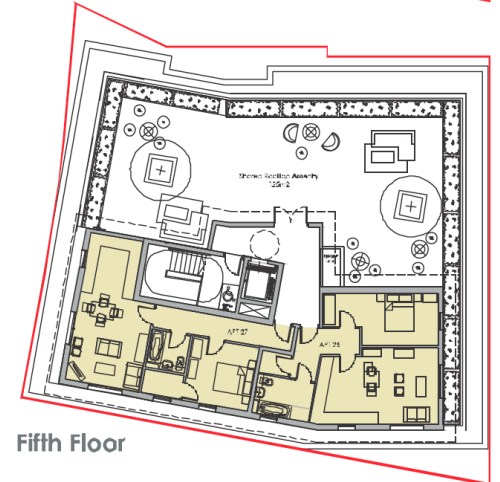
FLOOR PLANS



First to Third Floor



Fourth Floor



Fifth Floor

TOTAL of 27 APARTMENTS

- Ground Floor: 3 x 2 bed apts
- First Floor: 4 x 1 bed apts / 2 x 2 bed apts
- Second Floor: 4 x 1 bed apts / 2 x 2 bed apts
- Third Floor: 4 x 1 bed apts / 2 x 2 bed apts
- Fourth Floor: 4 x 2 bed apts
- Fifth Floor: 2 x 1 bed apts

1 bed apartments range from 51sqm - 60 sqm
 2 bed apartments range from 67 sqm - 76 sqm

Totalling 1,662 sqm

ACCESS & INFRASTRUCTURE

BY ROAD

The site is located 0.4 miles from Junction 27 of the M60, Manchester outer ring road, providing easy access to the National Motorway Network.

BY RAIL

Stockport railway station is less than 1 mile from the site and offers a direct connection to both Manchester city centre and London Euston, with a fastest journey time of 8 minutes, and 1 hour 57 minutes, respectively.

BY BUS

The property is well serviced by bus, with a stop situated directly outside the property.

BY BIKE

Stockport benefits from excellent cycle pathways, one of which runs along New Bridge Lane.

BY FOOT

There is excellent pedestrian access to and from the property, with good quality public footpaths leading to Aldi and into the town centre.



PROPOSAL

PRICE

Offers are sought in excess of £600,000, subject to contract and exclusive of VAT.

TENURE

Freehold.

VAT

The property is elected for VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Contact

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