

FOR SALE



POTENTIAL DEVELOPMENT SITE (STP)

Approx. 0.3 acres

Former S Duddy & Co Yard
Off Stockport Road
Marple
SK6 6AH

- Sketch schemes drawn up for 6 town houses or 17 apartments or potential mix of both (STP)
- Affluent area
- Close to Marple Town Centre

LOCATION

The property is located on the north side of Stockport Road (B6101) in Marple, Stockport. All town centre shops, bars and restaurants are within close proximity. Marple is situated 4 miles south east of Stockport and 9 miles south east of Manchester. The Peak District National Park is situated less than 10 miles to the east.



DESCRIPTION

The property comprises a former roofing contractors yard which is surrounded by residential and would potentially suit residential redevelopment subject to planning.

The site is approx. 0.3 acres and is fenced off with secure entrance gates.

SKETCH SCHEMES

We have been provided with various potential sketch schemes from Buttress Architects as follows:-

- 17 x 1 and 2 bed apartments
- 6 x 3 bed townhouses (92.1sqm/991sqft)
- 5 X 3 bed townhouses and 3 x 1 bed apartments
- 4 x 3 bed townhouses and 2 x 4 bed townhouses
- 6 x 3 bed townhouses and 3 x 1 bed apartments

Further information available upon request.

PURCHASE PRICE

Offers in excess of **£600,000.**

TENURE

Informed freehold.

VAT

We are informed VAT is NOT applicable.

ENQUIRIES/VIEWING

Please contact the sole agent:

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Date of preparation: April 2024

Example Sketch Scheme For 5 x 3-Bed Town Houses Block A and 1 x 3-Bed Town House Block B (92.1sqm/991sqft)

Layout Option 02A

- Block A - five no. three bed townhouses
- Block B - one no. three bed townhouse
- Eight car parking spaces with electric vehicle charging provision.
- Five secure cycle parking space (shown in blue)
- External bin store (shown in blue)
- Existing adjacent semi-detached properties retained, windows to the rear avoided
- Layout could accommodate different house types - e.g. 2 bed or 3 bed

Unit Type	Area	Count
3B5P	92.1 m ²	6
Existing	TBC	4
Total Units	-	10

Level	Area
G Fl - L2	92.1 m ²
Total New GIA	552.6 m²



Please note the plan boundary above is for illustration purposes only and the sale does not include the terraces either side of the entrance to the site.