

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Ropeworks, Stanbank Street,
Stockport, SK4 1PX

FOR SALE Upon instructions of the
Administrators

DEVELOPMENT SITE WITH EXTANT PLANNING
FOR THE ERECTION 34 DWELLINGS UNDER
REFERENCE NUMBER DC/079856

CONTACTS

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KEY CONSIDERATIONS

- Development opportunity with extant planning for 34 dwellings under reference number DC/079856
- The development comprises a total of 30 apartments and 4 houses.
- Site area approximately 0.88 Acre (0.35 Hectare)
- Located in Heaton Norris, less than a mile from Stockport town centre and 5 miles from Manchester City Centre
- Mixed use area ideal for a residential scheme
- Offers invited



The Ropeworks, Stanbank Street, **Stockport, SK4 1PX**

LOCATION

Stockport is a thriving commuter town that has been powered by regeneration in recent years. It benefits from a range of restaurants, public houses, bars and cafes alongside a cinema complex.

The property is located off Stanbank Street, in the area of Heaton Norris, less than 1 mile to the north of Stockport town centre. Manchester City Centre is located circa 5 miles to the north, and the property is within a mile of Heaton Chapel Railway Station which provides links to Manchester City Centre and the wider rail network. Junction 27 of the M60 motorway is also less than 1 mile to the east so the property is well connected in terms of transportation links. There is terraced housing located along Stanbank Street and the site also conveniently lies adjacent to a retail park which provides an ASDA superstore, McDonalds, Wickes and Halfords, making it an ideal location for a residential scheme.

DESCRIPTION

The property comprises a former industrial mill complex which has now been demolished and the site is now largely cleared, although the three storey mill remains which has now been stripped internally ready for development. The brick façade of one of the former industrial buildings has also been retained as part of the development works. The site extends to circa 0.35 hectares (0.88 acres) in total.

PLANNING

The site currently has full planning consent under planning reference **DC/079856** for the erection of 34 dwellings. The dwellings include 12 apartments to be provided within the existing mill, a further 18 apartments to be constructed behind the retained facade and 4 x three bedroom semi-detached houses.

Interested parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://www.stockport.gov.uk/find-planning-applications>

DATA ROOM

Documentation is available via a data room, link to be provided on request.



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TENURE

The property is held freehold on title numbers: CH21317 & MAN403632.

FURTHER INFORMATION

Off Plan sales were agreed prior to the Administrators appointment and we are therefore instructed to invite offers for the freehold interest, either subject to the existing sale contracts, or with these removed from the Title.

OFFER TERMS

The target date for Interested parties to submit their offer is no later than 17:00 on Friday 5th September 2025.

Interested parties should submit their offer with the following information:

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

CONTACT US TO ENQUIRE



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VAT

All figures quoted are exclusive of VAT.

PRICE

Offers are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment

