

**FOR SALE**



FOR IDENTIFICATION PURPOSES ONLY

## **RESIDENTIAL DEVELOPMENT SITE WITH FULL PP FOR 23 HOUSES APPROX. 1.2 ACRES**

**SITE OF FORMER  
HERITAGE HOUSE  
HUDDERSFIELD ROAD  
STALYBRIDGE  
SK15 3JL**

- Attractive countryside location
- Area of redevelopment
- Mixture of 2, 3 and 4 bed houses
- Stalybridge town centre approx. 1 mile south west

## LOCATION

The site is located to the rear of St James Church off Huddersfield Road in Stalybridge, Tameside, Greater Manchester. The property is surrounded by attractive countryside. Stalybridge town centre is approximately 1 mile south west and provides local facilities and amenities. Stalybridge Train station is approx. 1.5 miles south west. Manchester city centre is 10 miles to the west, Ashton Under Lyne Town Centre is 4 miles to the west.

Stalybridge is becoming an increasingly popular commuter town. It is also worth noting that there is another housing scheme currently underway on the opposite side of Huddersfield Rd within close proximity.

## DESCRIPTION

The property comprises the site of a former care home which has now been demolished and provides a roughly rectangular shaped plot of land of approximately 1.2 acres sitting in an attractive countryside location to the rear of St James Church.

## PLANNING

The site has planning for Construction of 23no. houses (1 x 2 bed, 11 x 3 bed and 11 x 4 bed) together with associated access road and hard and soft landscaping. Planning application no. 19/00873/FUL. Link to planning:

<https://publicaccess.tameside.gov.uk/online-applications/applicationDetails.do?keyVal=PYAHRMPUHWT00&activeTab=summary>

There is a section 106 contribution of £66,658.88 payable – further details on request.

3 of the houses in the scheme are allocated as affordable.

## TENURE

The property is held freehold.

## PURCHASE PRICE

Offers in the region of **£1.65m**.

## VAT

We are informed that VAT is not applicable.

## VIEWING

At any reasonable time of the day.

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Date of preparation: July 2020



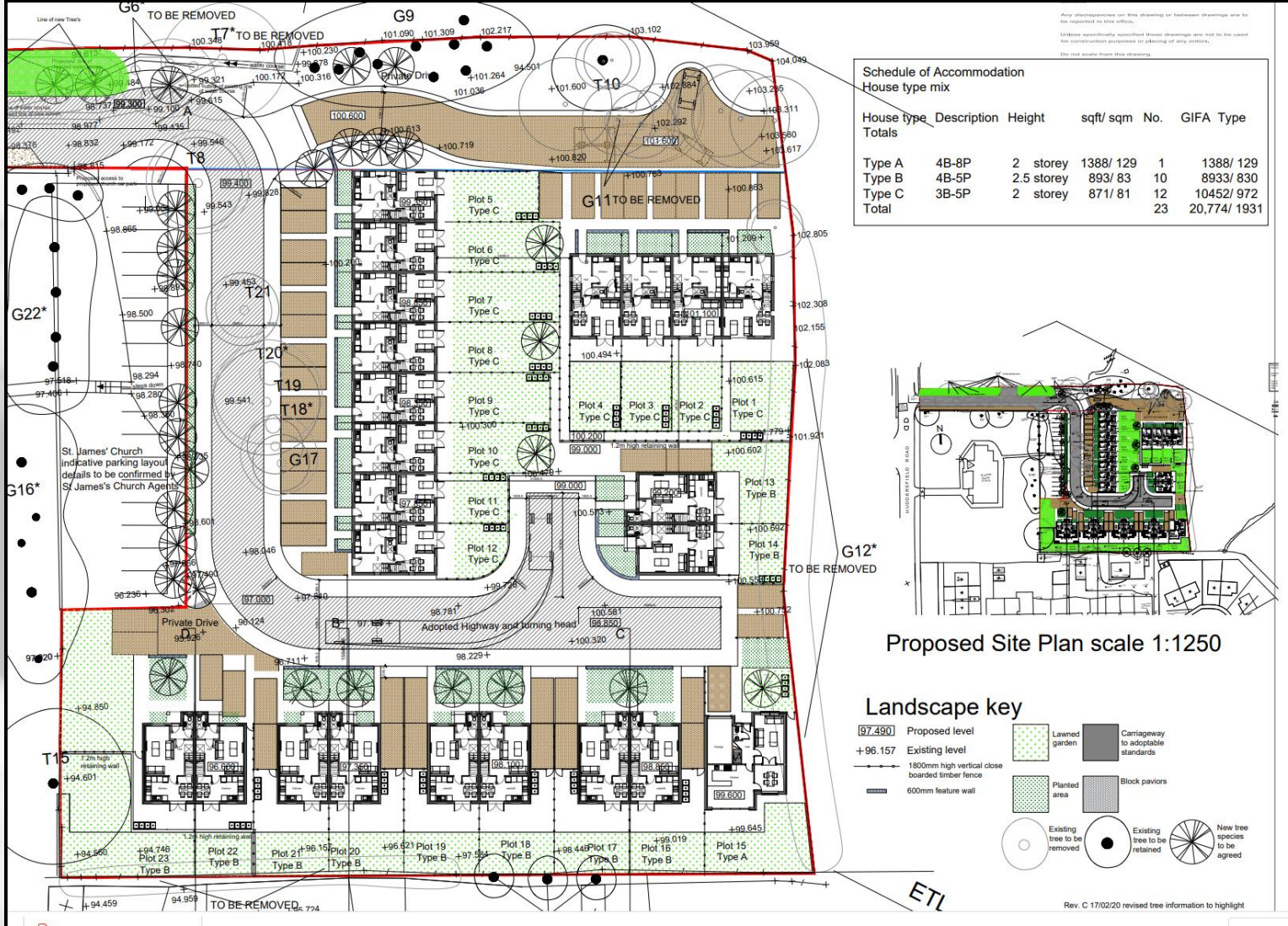
Access road to site



The site



**PROPOSED LAYOUT PLAN**



**Schedule of Accommodation**  
 House type mix

House type	Description	Height	sqft/ sqm	No.	GIFA	Type
<b>Totals</b>						
Type A	4B-8P	2 storey	1388/ 129	1	1388/ 129	
Type B	4B-5P	2.5 storey	893/ 83	10	8933/ 830	
Type C	3B-5P	2 storey	871/ 81	12	10452/ 972	
<b>Total</b>				<b>23</b>	<b>20,774/ 1931</b>	



Proposed Site Plan scale 1:1250

**Landscape key**

- 97.490 Proposed level
- +96.157 Existing level
- 1800mm high vertical close boarded timber fence
- 600mm feature wall
- Lawned garden
- Planted area
- Carriageway to adoptable standards
- Block paviors
- Existing tree to be removed
- Existing tree to be retained
- New tree species to be agreed

Rev. C 17/02/20 revised tree information to highlight