

For Sale

Land at Andrew Street
Compstall
Stockport
SK6 5HN

Approximately 1.5 hectares (3.7 acres) gross.

Prime Waterside Development Opportunity (subject to planning) with lapsed planning for 121 no. residential dwellings and ancillary uses

Confirmed as suitable, available, achievable and developable in Stockport Council's SHLAA



Location

The site is located on the south eastern edge of Stockport Borough in the suburban village of Compstall on the B6104. Historically, Compstall was a former mill village and a number of the original mills and associated cottages close to the site remain unchanged. Compstall has local amenities including a Post Office and public house.

The site is situated close to the Greater Manchester conurbation and is well located to employment opportunities and retail facilities in Stockport Town Centre 8.3 km (c.5.2 miles) to the west. Marple Bridge village centre is located just 1.4 km (0.9 mile) to the south of Compstall, which provides restaurants, local shopping and community facilities to serve the day to day needs of residents. The site is also accessible to a number of education facilities. Ludworth Primary School, St. Mary's Catholic Primary School and Brabyns Preparatory School are located within 1.7 km (1.1 miles) of the site.

The Peak District National Park, offering many outdoor leisure pursuits, is easily accessible from Compstall.

The site is easily accessible to the wider highway network. The B6104, which runs through Compstall village, connects with the M60 Manchester Orbital Motorway some 6.1 km (3.8 miles) to the west and the M67 Motorway approximately 7.7 km (4.8 miles) to the north. The M60 Motorway provides onward connections to the M6 and Birmingham via the A556 and the M62 towards Liverpool and Leeds.

The site is well located in relation to the public transport network with bus stops located within approximately 100m from the existing entrance to the site with direct services to Marple and Stockport.

The nearest railway station is located at Marple, approximately 1.7 km (1.1 miles) from the site. In addition to this there are also stations at Rose Hill (Marple) and Romiley. Regular train services operate from these stations to Manchester Piccadilly (journey time from 25 minutes) and Sheffield (56 minutes).

Stockport mainline railway station is located approximately 9.7 km (6 miles) to the west of Compstall and provides direct Cross Country and Virgin Trains intercity services to London Euston, Birmingham New Street and the South Coast of England. Manchester International Airport is located approximately 20.6 km (12.8 miles) to the west of Compstall and provides direct flights to Continental Europe, the UK, the United States and the Far East.

Site Description & Situation

The site is situated to the southern edge of Compstall to the east of Andrew Street where the main vehicular access is located via a gated entranceway. The River Etherow lies to the south of the site, beyond which is an area of woodland. To the north the site abuts the 240 acre Etherow Country Park and reservoir, which also incorporates a local sailing club. To the east of the site lies an area of woodland. There are level changes on the site as it slopes down from the reservoir embankment towards the River Etherow. Positive technical redevelopment principles have been established through extensive 'oven ready' technical investigations by REC Limited, Wardell Armstrong and other leading consultants.

The site contains an L-shaped group of former mill buildings of up to 4/5 storeys dating from early 1820s on a site extending to approximately 1.5 hectares (3.7 acres) with associated car parking and landscaping. The buildings are constructed from a mixture of brick and stone elevations with a variety of roofing styles including pitched tiled and corrugated steel. The buildings contain a variety of commercial uses including storage, workshops and offices.

Planning History

Planning permission (ref: DC/042235) was granted on 22 May 2013 for the following development:

"Partial demolition, refurbishment and redevelopment of the Compstall Mills Estate to provide a mixed-use development comprising residential units, commercial units (falling within Use Classes A1, A3, A4, A5, B1, D1, D2 and Sui Generis), a replacement boat house and a hydro-electric power generator, together with associated vehicular and pedestrian access, car parking and landscaping works"

The planning permission was accompanied by a S.106 Agreement. This planning permission has now lapsed, however it does demonstrate that the principle of development was acceptable to the Local Planning Authority at the time that it was consented in 2013.

A new planning application is envisaged for residential use by the vendor and purchaser.

Opportunity

Hawksmoor and Avison Young are instructed by the vendor to seek Expressions of Interest from development partners for this exceptional, prime development opportunity. Potential uses could include residential development, retirement / care home and local centre – all subject to planning.

The vendor is seeking a design solution that retains Victoria Mill and the Gatehouse building for conversion into residential dwellings and demolition of all other buildings. This will allow for development platforms to be constructed that take into account the topography of the surrounding area and provide a basis for a new scheme to be developed.

New established technical conclusions are positive:

- **slope stability can be readily achieved to the adjoining Etherow Country Park reservoir embankment,**
- **existing retaining walls are in good condition for their age,**
- **the site lies within Flood Zone 1,**
- **existing culverts have been surveyed and may be infilled as part of the redevelopment proposals.**



Planning Policy

The statutory plan covering planning policy and development control for the area is the saved policies of the Stockport Unitary Development Plan (UDP) Review 2006 and the Stockport Core Strategy Development Plan Document adopted in 2011. The Council are progressing a new Local Plan.

The site is designated as being within the Greater Manchester Green Belt. The following Core Strategy policies will apply to any future development of the site:

- **Conservation Areas – Compstall**
- **Green Belt**

The site lies to the south of a Site of Biological Importance (the reservoir). Compstall Bridge, which is adjacent to the south west boundary of the site, is registered with Historic England as a Grade II Listed Building. These factors will also need to be taken into consideration as part of any proposed redevelopment.

Stockport Council's Strategic Housing Land Availability Assessment (SHLAA) – December 2018

The brownfield site, as comprising part of a wider area, is listed as suitable, available, achievable and developable in the SHLAA under ref: SKH17067 and forming a Major Existing Developed Site. The SHLAA notes the identified wider area could provide a net supply of 160 no. dwellings, with delivery from 2023.

Purchaser's planning enquiries should be sent to Richard Woodford, Principal at Avison Young. Contact details as follows: richard.woodford@avisonyoung.com /+44 (0)161 956 4084.

Tenure

The site is held freehold. TLT Solicitors' Report provides key legal information. The vendor's ability to provide vacant possession is provided by Wilkes Partnership Solicitors.

Services

Storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area and full details are provided within the UCML Level 2 Utility Report with supporting budget cost information.

Local Planning Authority

Stockport Metropolitan Borough Council (SMBC)
Town Hall
Edward Street
Stockport
SK1 3XE
0161 474 3896
www.stockport.gov.uk

Highway Authority

Transport for Greater Manchester (TfGM)
2 Piccadilly Place
Manchester
M1 3BG
0161 244 1000
www.tfgm.gov.uk

Information Pack

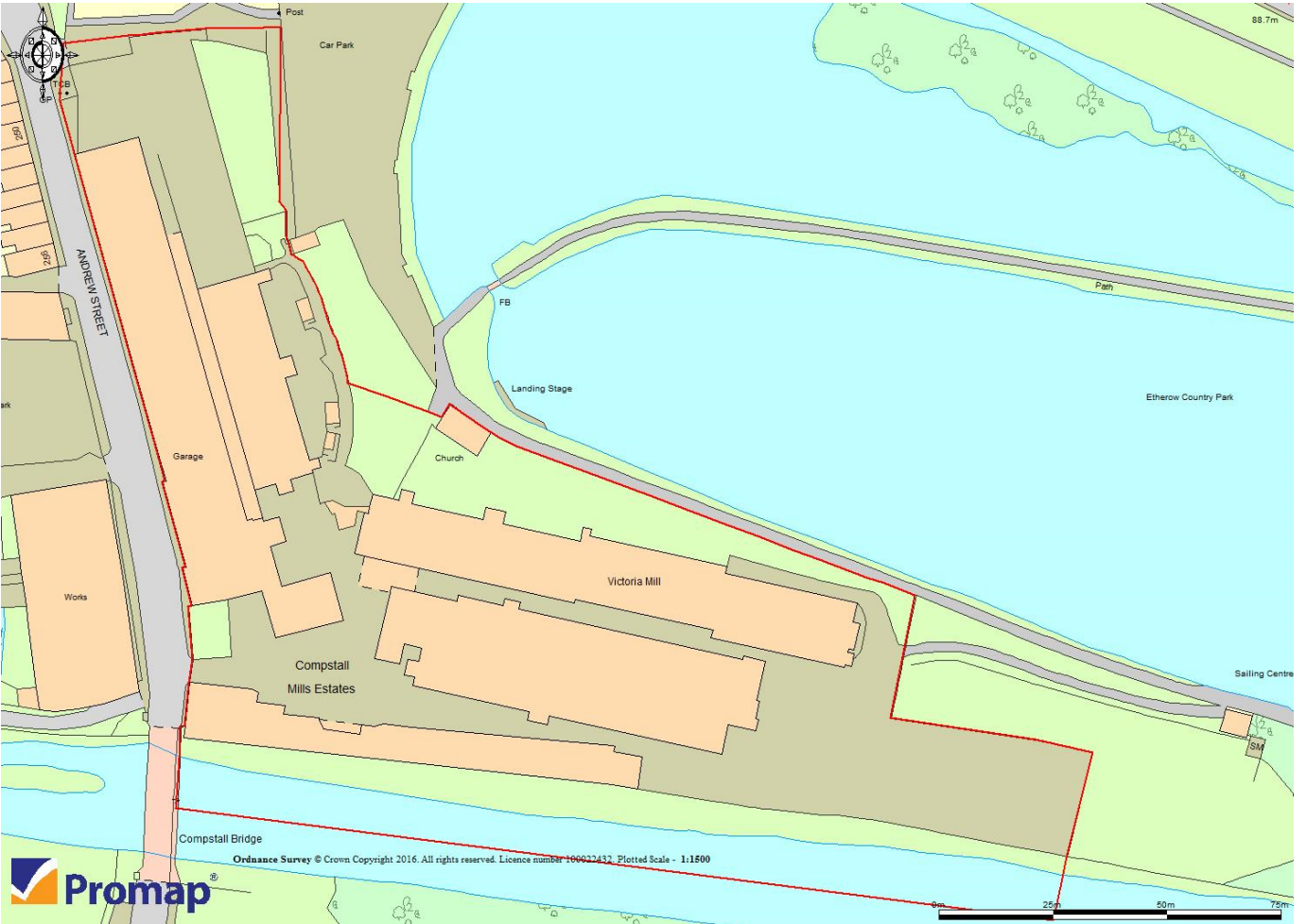
An information pack is available via Avison Young's dedicated website:

<http://compstall.avisonyoung.co.uk>.

Log in details will be provided following receipt of an initial expression of interest to the vendors agent. The following documents will be available:

- **New Established Technical Conclusions Summary**
- **Wardell Armstrong Reports to include Slope Stability, Boundary Retaining Walls, Earthworks Specification and Victoria Mill Structural Survey August 2020**
- **Survey Systems updated Topographical Survey August 2020 , to include underground Culvert Surveys**
- **Layer Surveys CCTV Drainage Survey July 2020**
- **Integra Consulting Preliminary Flood Risk Assessment and Drainage Strategy August 2020**
- **Evergreen Environmental Services Limited Asbestos Demolition Survey July 2020**
- **Demolition and asbestos removal quotation**
- **ACS Consulting Arboricultural Report July 2020**
- **UCML Utility Study August 2020**
- **REC Limited Phase I and II ground investigation Preliminary Enablement Works March 2017, Basement Volume Assessment July 2018**
- **Avison Young Planning Summary and December 2018 SHLAA.**
- **TLT Solicitors' Legal Report**
- **Gascoigne Halman Estate Agent's Marketing Letter March 2020**
- **Site Aerial Video and Photographs**
- **Lapsed Planning Permission and S106 Agreement granted under SMBC planning ref: DC/042235**

Within their appraisal, interested parties should allow for the technical findings within the information pack.



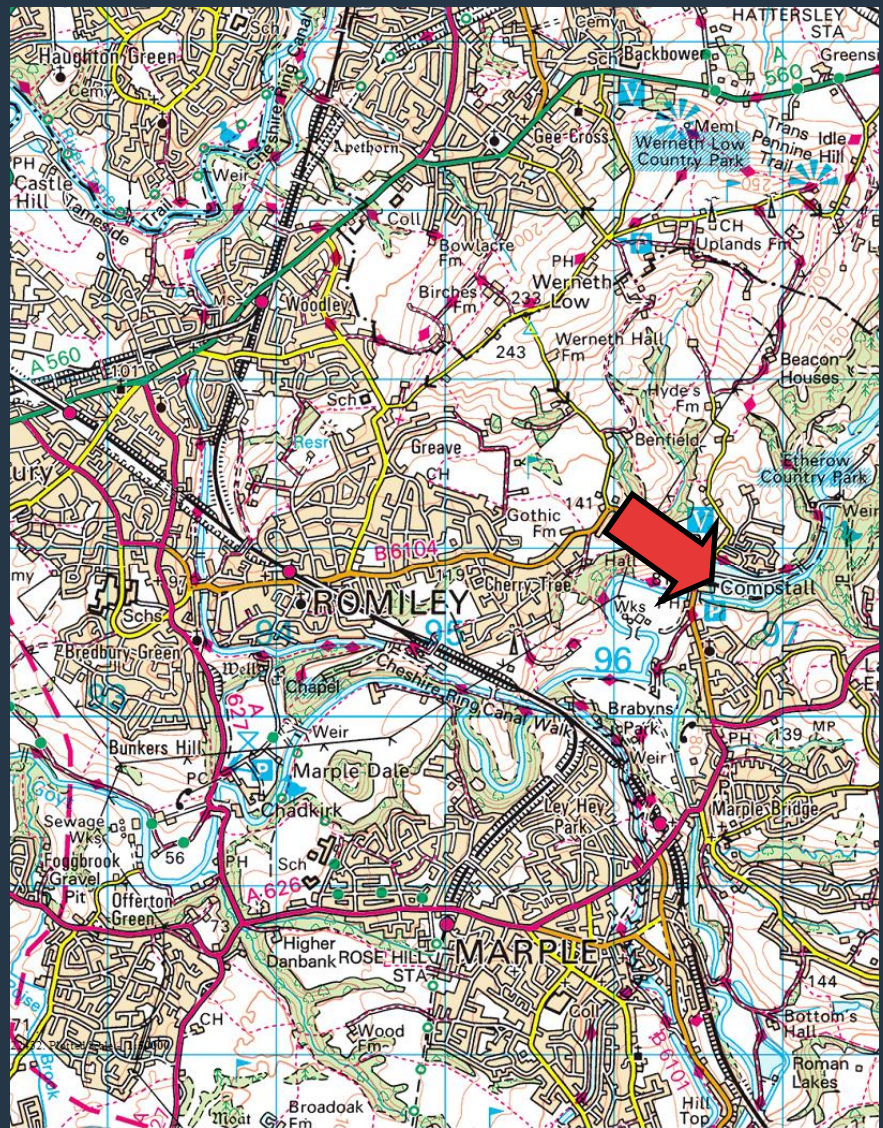


Method of Sale

The site is offered for sale by informal tender. Both conditional and unconditional offers for the freehold of the property will be considered and vacant possession can be provided on completion if required. A detailed tender letter will be provided later in the disposal process which will set out the timetable for offer submission and the details that should be addressed within those offers.

Viewing Arrangements

Viewing is strictly by prior appointment with Hawksmoor or Avison Young. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.



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September 2020

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