

# PRIME DEVELOPMENT LAND FOR SALE

REDDISH (STOCKPORT) | CORNER OF LONGFORD ROAD W & GORTON ROAD | SK5 6LL

Mason  
Partners



PRIME DEVELOPMENT OPPORTUNITY



# SUMMARY

- Freehold
- Cleared site of 1.4 acres (0.57 Hectares)
- Located in densely populated and popular residential area with good amenities
- 5 minute catchment approx. 21,512 individuals
- Highly prominent corner position
- Approx 26,426 vehicle movements daily
- Suitable for a number of uses subject to planning
- Proposals considered on a conditional or unconditional basis





# LOCATION

Reddish is a densely populated suburb of Stockport. The subject site is located in a prominent position on the corner of Gorton Road and Longford Road West, approximately 3.5 miles north of Stockport and 5 miles south east of Manchester City Centre.

Gorton Road (B6167) links to Hyde Road (A57) approximately 1 mile to the north. Hyde Road links to J24 of the M60 a further 1 mile to the East which is Manchester's outer ring road, Manchester City Centre to the west.

The estimated population within a 5 minute drive time is 25,512.



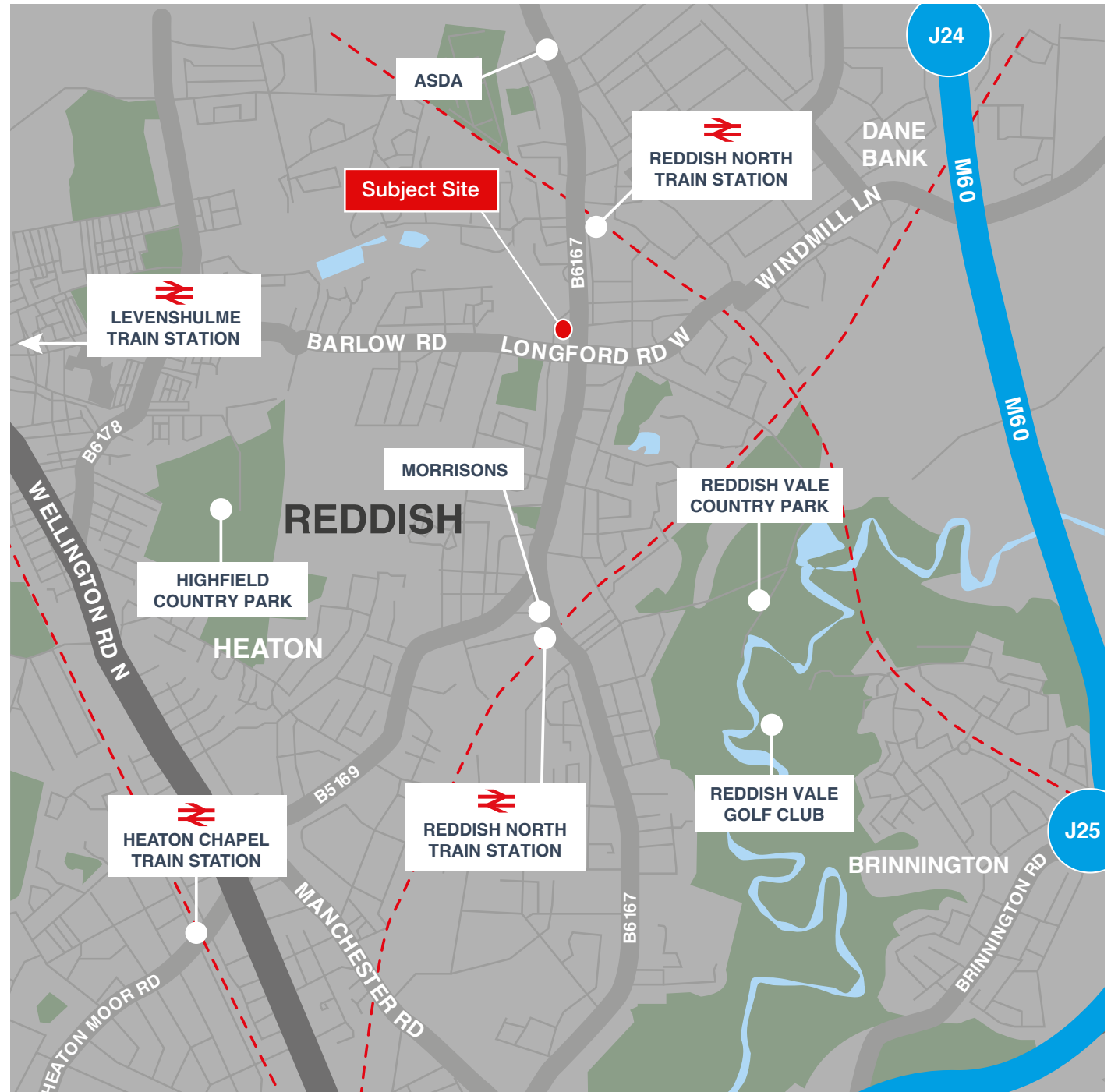
# SITUATION

The surrounding area is predominantly residential in character but it does benefit from having a number of local shopping parades and good local amenities.

The site is adjacent to Park View Medical Centre and North Reddish Park. There are a number of schools within walking distance, namely Park View, Reddish Hall, St Joseph's Primary School and Reddish Vale High School.

Morrisons Supermarket is situated adjacent to Reddish South Train Station approximately 0.75 miles to the south. Reddish North Train Station is located 0.2 miles to the north. There is also an Asda supermarket located approximately 0.7 miles to the north.

It is estimated that some 26,426 vehicles pass by the subject site on a daily basis.





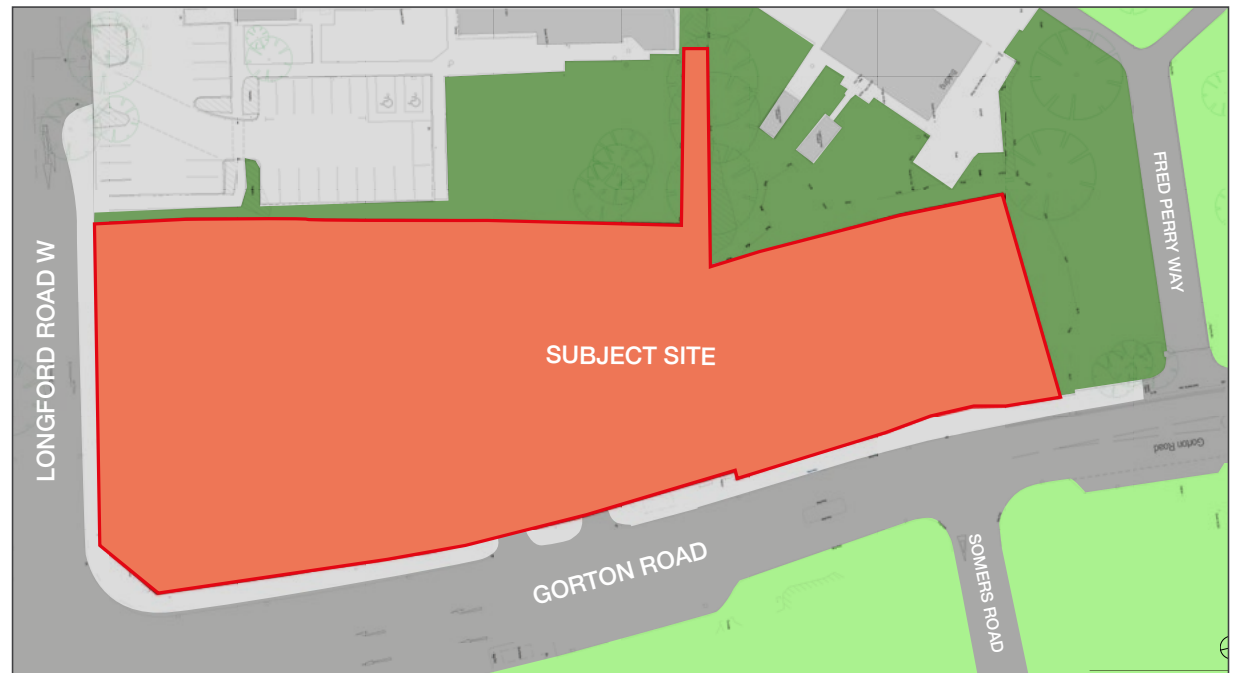
# THE SITE

The site has been cleared, secured with hoarding and comprises a highly prominent position located on a corner site, of regular configuration extending to approximately 1.4 acres.

# SITE INFORMATION

Further site information is available on request to include:

- Topo
- Utilities Survey
- Phase 1 & 2 reports
- CCTV drainage report





# TENURE

The site is held freehold under Title Number: GM841415.

# LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

# MONEY LAUNDERING REGULATIONS 2017

The Money Laundering Regulations 2017 place a legal obligation on Mason Partners LLP to identify a proposed purchaser once the sale has been agreed and prior to instructing solicitors. Confirmation of the source of the purchaser's funds will also be required.

# PLANNING

The site lies within the Stockport Borough Council UDP. Interested parties should make their enquiries with Stockport Borough Council on Tel: 0161 474 5555.

Subject to planning the site could be developed for the following uses:

- Residential
- Mixed use retail / residential
- Care facility
- Retirement home
- Drive thru restaurants

# VAT

The site is registered for VAT.





## PROPOSAL

Offers invited on a conditional or unconditional basis.

## FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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