

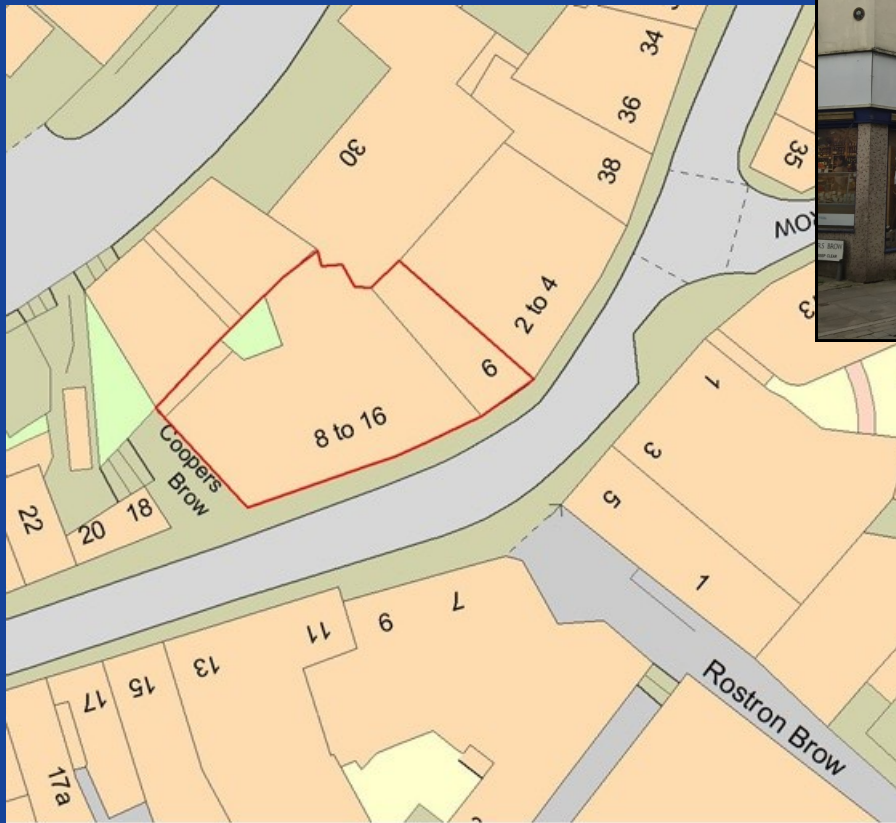


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Chartered Surveyors

FOR SALE

**6 Lower Hillgate & Russell Morley House,
Stockport, SK1 1JE**



Redevelopment Potential for Residential/Commercial Use

0161 817 3399

www.roger-hannah.co.uk

Century Building, 14 St Mary's Parsonage

Manchester M3 2DF



LOCATION

Russell Morley House and 6 Lower Hillgate forms part of the Hillgate Conservation Area, which extends from Stockport town centre southwards along Lower Hillgate merging into Middle and Upper Hillgate. The area includes a rich tapestry of historic buildings from different periods over the past 500 years. In the main, retail units front out on to Lower Hillgate and this has historically been the predominant use in this location. Russell Morley House is located on the junction of Lower Hillgate with Cooper's Brow with Mansion House located directly to the rear. Access from Coopers Brow leads up to High Street above which overlooks Russell Morley House

DESCRIPTION

Russell Morley House and 6 Lower Hillgate occupies a site area of approximately 0.037 hectares (0.090 acres). The building is in a poor state of repair and it is likely that it will require demolition as part of a comprehensive redevelopment.



SERVICES

We believe that all mains services are available to the property, although interested parties should make their own investigations.

TITLE

We are advised that the property is held freehold by Stockport Council. A long leasehold interest will be transferred to the purchase upon completion of the proposed scheme.

METHOD OF SALE

Expressions of interest are invited from interested parties. Offers conditional on planning permission are acceptable.

GUIDE PRICE

£100,000

VAT

to be advised

EXPRESSIONS OF INTEREST

- i) Indicative proposals should include sketch plans showing the proposed development.
- ii) A statement demonstrating viability of the development proposed.
- iii) A statement showing the capabilities of the bidder including completed projects.
- iv) Offer with evidence of the availability of finance.
- v) Details of all conditions associated with the offer.



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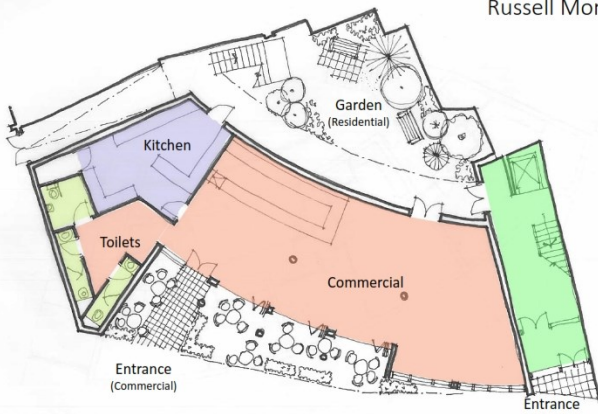
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Potential Development

Potential development plans are set out below, although these plans and their use are only indicative:

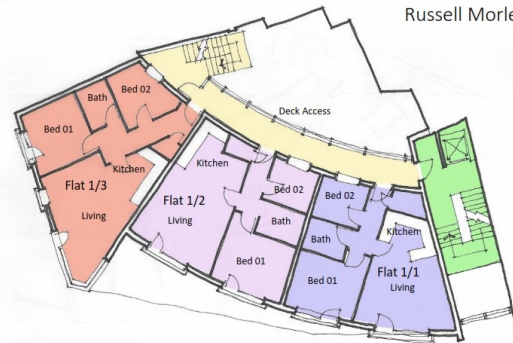
Russell Morley Redevelopment

Option 01
Proposed Ground



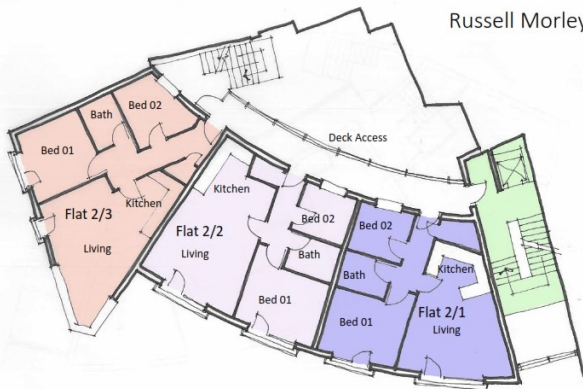
Russell Morley Redevelopment

Option 01
Proposed First Floor



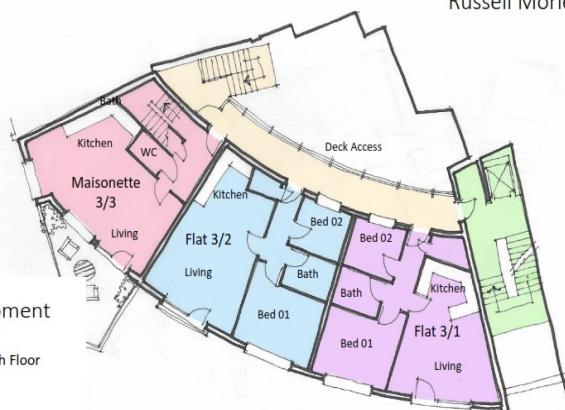
Russell Morley Redevelopment

Option 01
Proposed Second Floor



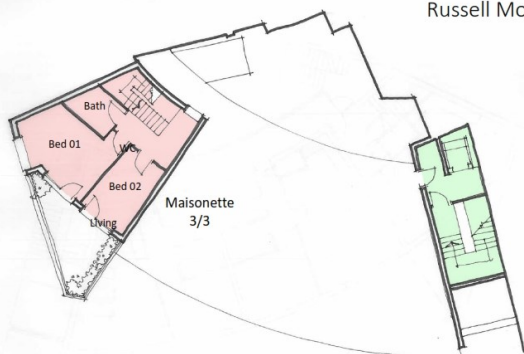
Russell Morley Redevelopment

Option 01
Proposed Third Floor



Russell Morley Redevelopment

Option 01
Proposed Fourth Floor



MISREPRESENTATION ACT: Roger Hannah & Co Ltd act as agents for the vendor(s) or lessor(s) of this property and gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessors and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as a statement of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service install actions have been tested and are not warranted to be in working order. (iv) no employee of the two agents has any authority to make or give any representation or warranty whatever in relation to property. (v) Unless otherwise stated all prices are exclusive of VAT. (vi) Where applicable an Energy Certificate is available upon request.



RICS



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Planning Guide/Development Perimeters

Stockport Council is currently leading on a major "investment in growth" programme that will see £900 million invested in a range of ambitious projects launched across Stockport by the Council and its Partners. This includes a £7 million programme of activity aimed at securing the long term future of the historic Market Place and Underbank areas see www.stockport.gov.uk/investingingrowth for further information.

Russell Morley House and 6 Lower Hillgate forms part of the Market Place and Underbank area and has been acquired by Stockport Council for the purpose of redevelopment. Suitable schemes could include residential apartments, retail use and serviced offices

LOCATION PLAN

VIEWING

By appointment: Roger Hannah & Co
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