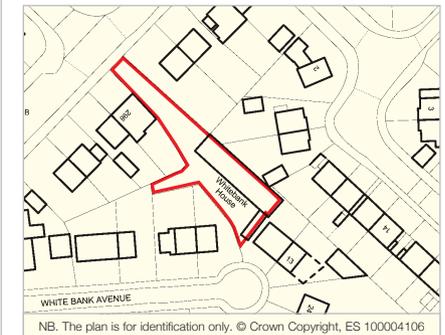


**Stockport**  
**Whitebank House,**  
**300A Brinnington**  
**Road,**  
**Brinnington,**  
**Cheshire**  
**SK5 8AD**

- **A Freehold Detached Office Building**
- Extending to (GIA) Approximately 224.9 sq m (2,420 sq ft)
- Occupying a Site extending to Approximately 0.064 Hectares (0.158 Acres)
- **Permitted Development granted for Conversion into Three Terraced Houses (2 x Two Bedroom and 1 x Three Bedroom)**

**Vacant Possession**



**To View**

The property will be open for viewing every Monday and Wednesday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

**Seller's Solicitor**

Hill Dickinson LLP (Ref: Darren Hamer).  
Tel: 0161 817 7200.  
Email: darren.hamer@hilldickinson.com

**NB. The successful purchaser will be required to pay the 10% deposit by debit card.**

**VACANT – Freehold Office with Planning**



**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Brinnington Road, opposite its junction with Monton Road. Local shops and amenities are available, with the more extensive facilities of Stockport town centre approximately 3 miles to the south-west. Rail services run from Brinnington Station, which is within walking distance to the north. Road access is provided by the nearby M60 Motorway. The open spaces of Brinnington Park are close by.

**Description**  
The property comprises a detached part single, part two storey office building extending to (GIA) approximately 224.9 sq m (2,420 sq ft). The property occupies a site extending to approximately 0.064 hectares (0.158 acres).

**Accommodation and Tenancies**

**Existing**  
Office accommodation extending to (GIA) approximately 224.9 sq m (2,420 sq ft).

**Proposed**  
When implemented the scheme will provide the accommodation set out in the schedule below.

**Planning**  
Local Planning Authority: Stockport Metropolitan Borough Council.  
Tel: 0161 474 3896.  
The property has consent (Ref: DC/064581) dated 20th March 2017, under permitted development rights for 'change of use of premises from Class B1 to residential dwelling Class C3' to provide three terrace houses (2 x two bedroom and 1 x three bedroom).

Property	Floor	Proposed Accommodation	Gross Internal Area sq m (sq ft)	
House 1	Ground	Reception Room/Kitchen, Two Bedrooms, Bathroom	54.40 sq m	(585 sq ft)
House 2	Ground	Reception Room, Kitchen, Cloakroom	95.40 sq m	(1,026 sq ft)
	First	Master Bedroom with En-suite Bathroom, Two Further Bedrooms, Bathroom		
House 3	Ground	Reception Room, Kitchen, Cloakroom	77.10 sq m	(829 sq ft)
	First	Two Bedrooms, Bathroom		

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allso.co.uk](http://www.allso.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.