

South Manchester

**Cranford Golf Centre,
Harwood Road,
Greater Manchester
SK4 3AW**

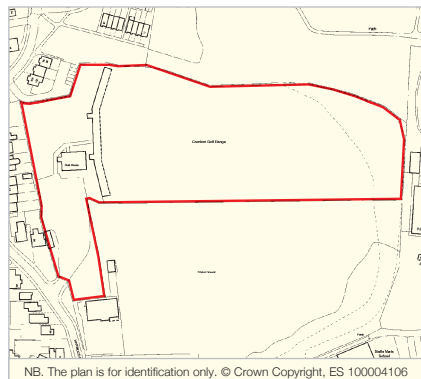
- **A Freehold Former Golf Driving Range extending to Approximately 2.6 Hectares (6.5 Acres)**
- **Outline Planning Permission for 75 Houses**
- Located in one of the most affluent areas of Greater Manchester on the border of Didsbury and Heaton Moor
- Within walking distance of East Didsbury Tram and Train Terminal
- Manchester City Centre and Airport are approximately 10 minutes away by train and services to London Euston have a journey time of less than 2 hours
- Potential to significantly increase the density of the scheme in accordance with the latest Manchester Housing Initiative subject to obtaining all necessary consents

Vacant Possession

On the Instructions of



**TWELVE WEEK COMPLETION
AVAILABLE**



VACANT – Freehold Site with Planning



Tenure

Freehold.

Location

The site is located in South Manchester and borders Heaton Mersey and Didsbury, which is one of the most affluent areas of Greater Manchester. The property lies approximately 2.5 miles to the west of Stockport town centre and 5.4 miles to Manchester city centre. The site is well served by transport links, with East Didsbury Metro and Rail terminals being situated approximately 0.3 miles away, providing frequent and direct services to Manchester Piccadilly in 8 minutes and Manchester Airport in 12 minutes. Stockport Rail Station is approximately 2.6 miles away, providing a direct service to London Euston in under 2 hours. Junction 3 of the M60 Motorway is approximately 1.2 miles away, providing a direct link to the M62 Motorway to the north or via the M56 to the M6 to the south-west.

Description

The site formerly operated as the Cranfield Golf Centre and comprises an 'L'-shaped parcel of land measuring 2.6 hectares (6.5 acres) in total. The western limb of the site comprises the car park and clubhouse, with the main part of the site extending to the east and comprising the golf driving range.

Accommodation

Former Golf Driving Range

Site Area Approximately 2.6 Hectares (6.5 Acres)

Planning

Local Planning Authority: Stockport Metropolitan Borough Council.
Tel: 0161 474 3896.

Outline planning permission (Ref: DC/062251) was granted on 2nd January 2018 for the construction of a residential development comprising up to 75 x two storey dwellings, provision of an artificial grass pitch with floodlights and internal alterations to an existing sports clubhouse.

Proposed Accommodation

If implemented, the scheme will provide a total of 75 x two storey dwellings, with a mix of two, three and four bedroom houses.

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.alltop.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.

