



62 Brown Lane  
Heald Green SK8 3RL  
Price Guide £1,250,000

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# 62 Brown Lane

## Heald Green SK8 3RL Price Guide £1,250,000

A FREEHOLD, Redevelopment site of two thirds of an acre (or thereabouts).

Fronting onto Brown Lane, this redevelopment site has at present a detached house in situ which will require demolition. Please see site plan within our brochure.

A planning application was submitted on the 15th August 2022, Ref: DC/086240. This was for a Full Planning Application for nine dwellings with associated access, parking and private amenity. The recommendation was to grant the permission subject to a) Conditions and b) A section 106 Agreement, being a contribution towards open space.

Full details can be found on the Planning Portal for Stockport Metropolitan Borough Council.

Heald Green lies some nine miles south of the city centre and within a few miles of both the M56/M60 motorways as well as Manchester Airport.

This is a very rare opportunity not to be missed.

- Redevelopment site
- Approximately 2/3 of an acre
- Freehold
- Desirable location
- See Planning Portal for SMBC
- Ref: DC/086240



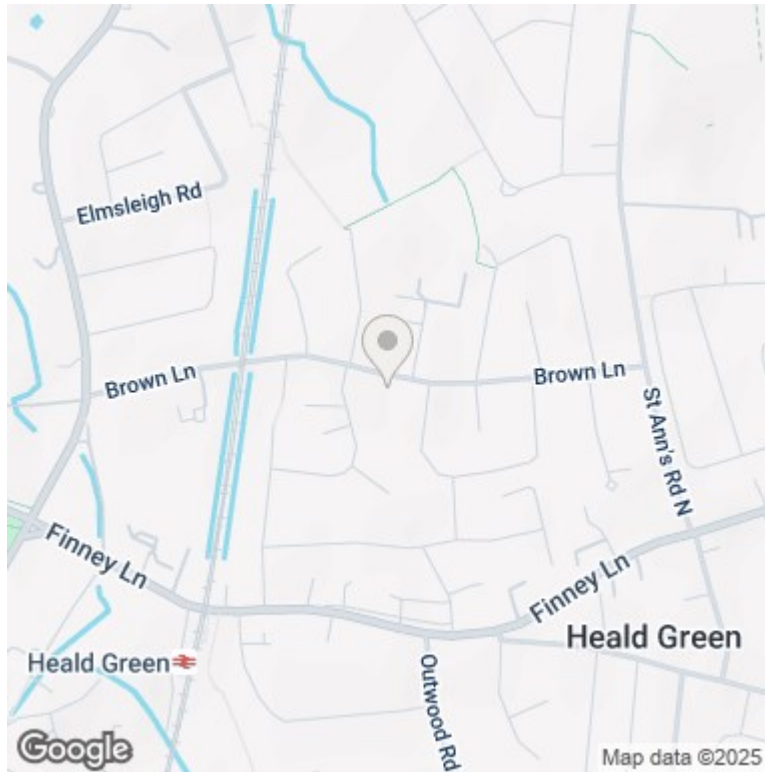
Tenure: Freehold  
Council Tax:





To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498