

v1.0



01582 788878

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## MARPLE, GREATER MANCHESTER

BROOKDALE AVENUE, MARPLE, STOCKPORT, SK6 7HP

LAND FOR SALE CLOSE TO THE PEAK DISTRICT NATIONAL PARK,  
MANCHESTER CITY CENTRE AND THE A6 & M60 MOTORWAY



A desirable opportunity for you to own a substantial block of flat pasture land bordered by residential properties. Measuring 1.15 acres the land would be suitable for a range of recreational or amenity uses, or a variety of other uses (STPP).

The land has stunning views and direct access from Brookdale Avenue, an expensive street in Marple where house prices are 74% above the regional average reflecting the desirability of the area as a place to own property – including land.

These high property prices reflect the sites ideal location; on the edge of both the large cosmopolitan city of Manchester and the beautiful rural splendour of the Peak District National Park. These are easily accessible as the site also benefits from excellent transport links. The nearby A6 connects the land to the M60 and the Manchester Airport Link Road with the nearby Marple Train Station providing direct and fast links into Manchester in as little as 24 minutes.

Size: 1.15 acres  
Guide Price: SOLD



POSTCODE OF NEAREST PROPERTY: SK6 7HP  
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## TRAVEL & TRANSPORT

- ◆ 1.1 miles to Marple Train Station \*
- ◆ 1.6 miles to the A6
- ◆ 2.0 miles to the A555 Manchester Airport Eastern Link Road
- ◆ 3.9 miles to the M60 (J25)
- ◆ 9.0 miles to Manchester Airport
- ◆ 14.1 miles to the M62 (J18)

\* Journey Times: 24 mins to Manchester Piccadilly; 54 mins to Sheffield

## LOCATION

- ◆ 2.2 miles to Peak District National Park
- ◆ 4.6 miles to Stockport Town Centre
- ◆ 6.0 miles to Glossop
- ◆ 9.1 miles to Macclesfield
- ◆ 10.2 miles to Manchester City Centre

The land is located in Marple, a small town in the Borough of Stockport, Greater Manchester close to the Cheshire & Derbyshire borders.

Pleasantly situated on the edge of the Peak District National Park, Marple has breathtaking countryside, parks, rivers, canals, reservoirs and woodland all on its doorstep.

Not only does the site enjoy these rural surroundings, it is just 9 miles from Manchester City Centre – home to a wide variety of bars, restaurants and shops, Manchester is also at the heart of the government’s Northern Powerhouse Scheme, benefitting from massive investment.

The site benefits from excellent transport links and lies close to the A6, one of the main north-south roads in England. It runs from Luton in Bedfordshire to Carlisle in Cumbria, passing through the Peak District.

The A6 also connects the land to the M60 Manchester Ring Road and the wider motorway network as well as to the Manchester Airport Eastern Link Road, providing quick access to Manchester Airport in just 18 mins.

Marple is also served by two railway stations providing fast and direct access to Manchester Piccadilly in less than 30 mins.

## LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as land prices increased 2% last year.

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply (*Strutt & Parker*).

## ACCESS

The land benefits from direct access at the end of a spur on Brookdale Avenue.

## WAYLEAVES & EASEMENTS

There is an easement to allow other landowners to cross the land. Contact us for further details.

## HOUSE PRICES

The land is situated in on a relatively expensive street. **House prices on Brookdale Avenue are 69% above the county average and 74% above the regional average** (*Zoopla*).

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

## LOCAL AUTHORITY

Stockport Metropolitan Borough Council  
[www.stockport.gov.uk](http://www.stockport.gov.uk)

## OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 33 years from the date of completion.

## PLANNING

The land is designated as green belt. Any development would be subject to the appropriate planning permission.



Direct access from Brookdale Avenue. The land enjoys far reaching views.

## METHOD OF SALE

The land is offered for sale by private treaty as a whole. The freehold is available with vacant possession upon completion.

## VIEWING

To arrange a site visit, please call 01582 788878 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



### THE PROPERTY MISDESCRIPTIONS ACT 1991

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