



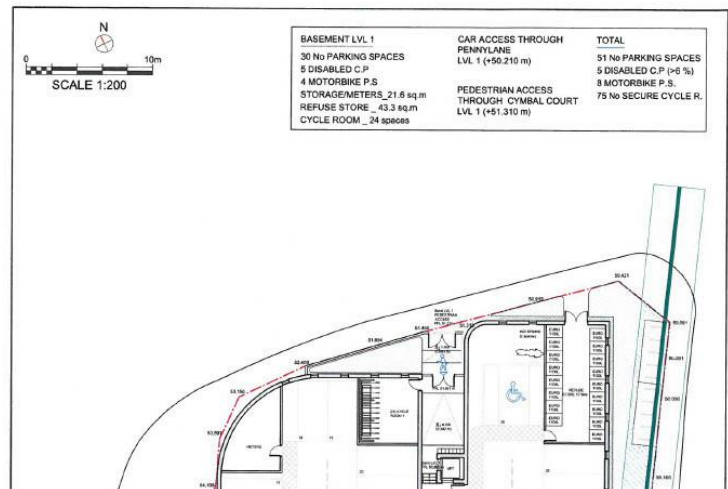
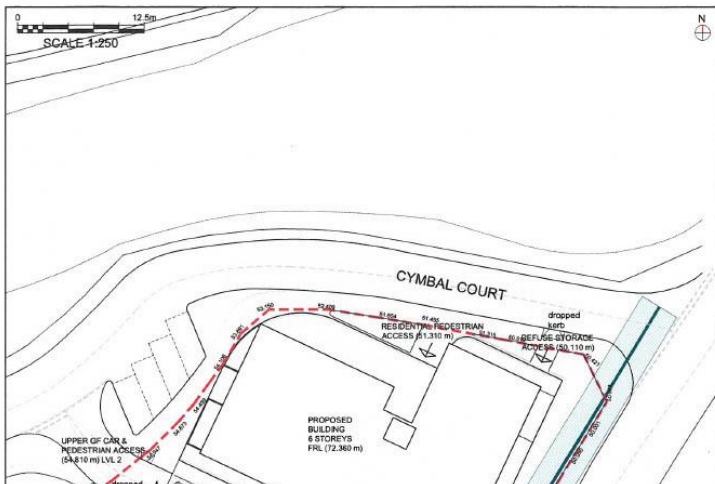
## 4 Cymbal Court

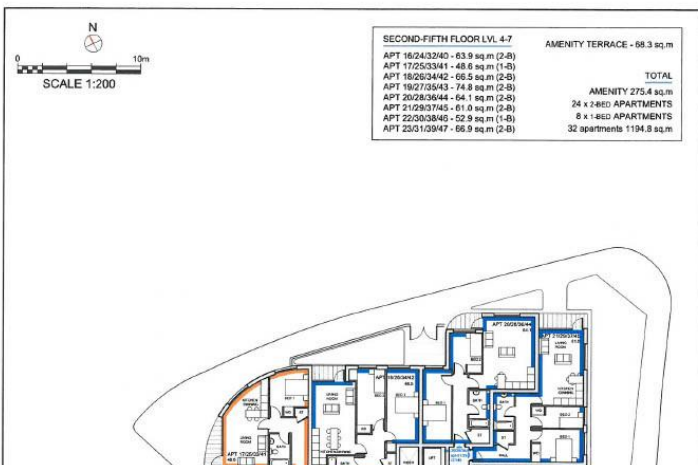
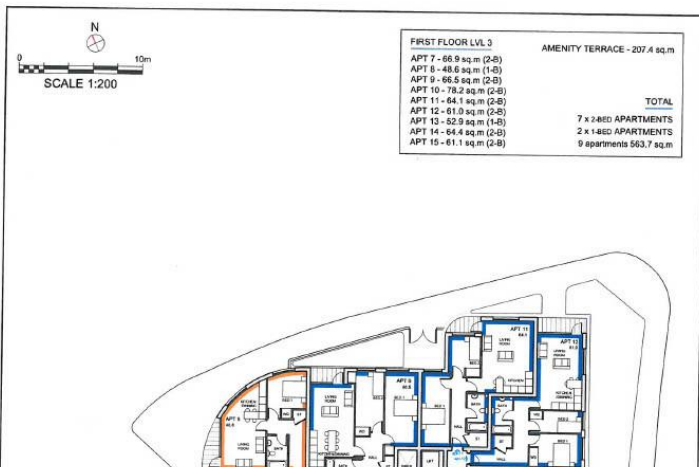
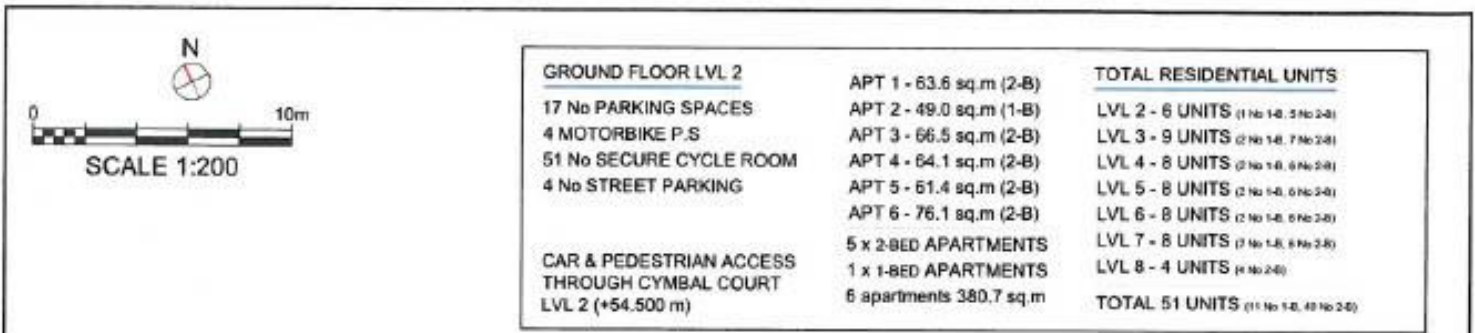
Penny Lane, Stockport, SK5 7RP

- PLANNING PERMISSION
- TOWN CENTRE LOCATION
- 51 APARTMENTS
- 

**Guide Price £695,000**

EPC Rating 'TBC'





## Property Description

### DEVELOPMENT OPPORTUNITY

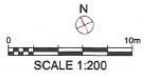
Located just outside Stockport town centre.

Planning permission was granted 21st December 2018 for 51 apartments over eight storeys on the site of the former Nip Inn, The planning reference is DC/070269 alternatively referenced as PP-06650498 and full details of the planning approval will be found on the Stockport Planning Portal.

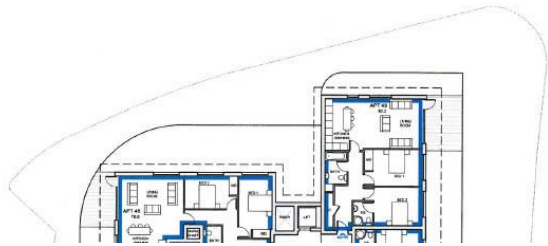
<https://planning.stockport.gov.uk/PlanningData-live/simpleSearchResults.do?action=firstPage>

Included in the documents you will find the legal agreement, the decision notice granting full planning permission, site plan and floor by floor plan of the layout along with ancillary reports that in effect leave the site ready for spades to go in the ground.

Stockport town centre has been identified as one of the UK's most exciting regeneration schemes and this site would be ideal as a welcome addition to the landscape.



TOP FLOOR LVL. 8	
APT 48 - 78.6 sq.m (2-B)	
APT 49 - 82.2 sq.m (2-B)	
APT 50 - 76.7 sq.m (2-B)	
APT 51 - 82.8 sq.m (2-B)	
4 x 2-BED APARTMENTS	
4 apartments 320.3 sq.m	
	TOTAL
	40 x 2-BED APARTMENTS
	11 x 1-BED APARTMENTS
	51 apartments 3293.2 sq.m



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements