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PALACE AUCTIONS

LONDON



Land at Heald Green Station

HEALD GREEN · CHEADLE · SK8 3QH

A freehold brownfield site of approximately 0.64 acres next to Heald Green station, with residential development potential, subject to consent

GUIDE PRICE*

£350,000

*Plus buyer's premium of 2%. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE OPPORTUNITY

Development land next to the station

A level freehold brownfield site of approximately 0.64 acres, directly next to Heald Green station, with potential for residential development, subject to planning consent.

0.64	Freehold	31	Next to	£350k
ACRES (APPROX.)	BROWNFIELD SITE	UNITS IN 2010 FEASIBILITY STUDY	HEALD GREEN STATION	GUIDE PRICE

The land

The site extends to approximately 0.64 acres at Heald Green Station Approach, off Finney Lane, and is currently used as surface car parking. It is sold with vacant possession on completion, in so far as the seller is able to give it. It is level, with the railway line to the east and established mixed-use development to the west. There are mature trees and a public footpath along the western boundary. We are told it is not in the Green Belt, a flood zone or a conservation area; buyers should confirm this with Stockport Council.

Development potential

A pre-application feasibility study prepared in 2010 explored a residential-led, mixed-use scheme of 31 homes of mixed tenure, with a shop, community space, cycle storage and landscaped amenity areas. The scheme was arranged in two blocks: a four-storey building and a linear block running alongside the railway.

The study is more than 15 years old, and planning policy and building standards have changed since then. It shows the site's potential rather than what would be approved today. Any scheme will need full planning permission, and the site's closeness to the station should suit current planning policy, which favours new homes near public transport.

LOCATION

Heald Green, Stockport

A popular, well-connected suburb of Stockport. The site fronts Finney Lane, close to local shops and amenities.

CONNECTIONS

Heald Green station

Next to the site.

Manchester Airport

Direct trains, a short journey away.

Manchester Piccadilly

Direct trains into the city centre.

Road

Good access to the M56 and M60.

Buyers should check journey times for themselves.

Summary. A rare station-side brownfield site in Heald Green with residential potential, subject to consent. Guide price £350,000.

THE SITE

Next to the platform



Aerial view. The site is outlined in green, next to Heald Green station.



The site



Massing sketch from the 2010 feasibility study, for illustration only

Plans and images are for identification only and are not to scale. The boundary shown is indicative. Buyers must rely on the title plan in the legal pack.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	Land at Heald Green Station Approach, Finney Lane, Heald Green, Cheadle, Stockport SK8 3QH
PROPERTY	Freehold brownfield land with residential development potential, subject to consent
SITE AREA	Approximately 0.64 acres
GUIDE PRICE	£350,000*
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	Public auction: in the room and online. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL & FEES

Before you bid

TENURE	Freehold
CURRENT USE	Surface car parking
POSSESSION	Vacant possession on completion, in so far as the seller is able to give it
GREEN BELT	Stated not to be in the Green Belt. Buyers to confirm.
PLANNING	No planning permission. 2010 feasibility study for 31 units in the legal pack.
BUYER'S PREMIUM	2% of the purchase price, payable on exchange
LEGAL PACK	Available on request
SPECIAL CONDITIONS	Apply. Read them with any addendum.
VIEWINGS	Externally at any reasonable time, at your own risk. No appointment needed.

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both the guide and the reserve may change up to the day of the auction.

Planning. No planning permission is in place. The 2010 feasibility study is provided for information only. Planning policy and building standards have changed since it was prepared, and it is not an indication of what would be approved. Buyers must make their own enquiries of Stockport Council, including on the Green Belt, flood risk and conservation area position.

Possession. The site is currently used as surface car parking. It is sold with vacant possession on completion only in so far as the seller is able to give it. Buyers must check in the legal pack whether any person has rights to use or occupy any part of the site, and satisfy themselves on the position before bidding.

Railway and footpath. The site is next to a live railway line, and a public footpath runs along the western boundary. Buyers should take advice on any constraints these create.

Viewing. The site may be inspected externally at any reasonable time, entirely at the visitor's own risk.

Site area. The site area is approximate and subject to measured survey. Buyers must rely on the title plan in the legal pack.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price and any fees set out in the legal pack on exchange. Buyers should also budget for Stamp Duty Land Tax, VAT if applicable, their own legal fees and any finance costs.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents and AML. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum before bidding. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

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