

# FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

## £395,000

4,025 sq.ft  
(373.9 sq.m)



**M**

**SOVEREIGN HOUSE**

Village Square, Bramhall  
Stockport  
Greater Manchester  
SK7 1AW







### CONVERSION OPPORTUNITY

Sovereign House presents an excellent opportunity for buyers to redevelop or reposition the existing office space for a range of potential uses - including owner occupation, leisure, or residential purposes. This flexibility allows buyers to take advantage of the strong residential property values in the Bramhall area, subject to the usual planning permissions and necessary surveys.

### RETAIL OVERVIEW

The Village Square by M is a dynamic, mixed-use retail destination located in the heart of Bramhall. Designed to offer a welcoming and versatile environment, the scheme features a curated mix of retail, leisure, and office spaces.

With a blend of national brands and independent businesses, it provides a vibrant setting for shopping, dining, and everyday services. The layout encourages footfall and dwell time, making it a thriving hub for both locals and visitors.



### LOCAL AMENITIES & COMMERCIAL SYNERGY

Surrounded by a thriving mix of independent boutiques, cafés, restaurants, and essential services, The Village Square by M benefits from strong commercial synergy.

Its location within a bustling village centre encourages collaboration and cross-traffic between businesses, creating a cohesive and supportive trading environment.

### COMMUNITY & NEIGHBOURHOOD SETTING

Nestled in one of South Manchester's most desirable villages, The Village Square is a central hub for the Bramhall community. It features family-friendly amenities such as outdoor seating areas and children's play zones, and regularly hosts community events that foster local engagement.

The surrounding neighbourhood is known for its charm, strong community spirit, and high quality of life.





# SOVEREIGN HOUSE



## LIFESTYLE & STRATEGIC APPEAL

More than just a retail centre, The Village Square is a lifestyle destination. It supports a live-work-play ethos with offerings that span wellness, dining, creative experiences, and essential services. The scheme's design and tenant mix reflect the evolving needs of modern consumers while maintaining a strong connection to the local character. It also offers long-term potential for enhancement and future growth.

## DEVELOPMENT SIZE

4,025 sq.ft (373.9 sq.m)

## PRICE

£395,000

## TENURE

- 299 Years
- Long leasehold

## SERVICE CHARGE

Further information provided upon application

## ENERGY PERFORMANCE

Further information available upon request

## LEGAL COSTS

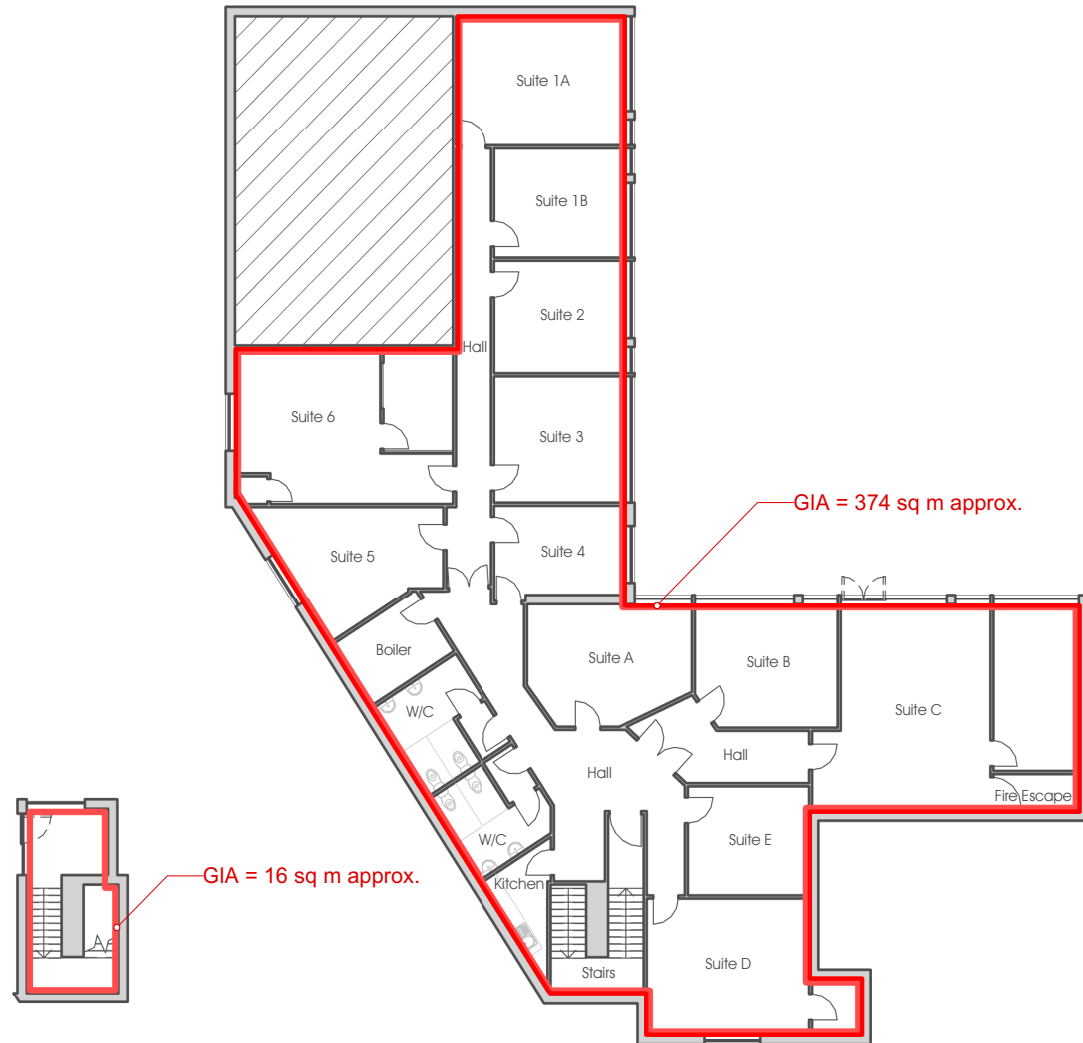
Each party is responsible for their own legal costs

## ANTI-MONEY LAUNDERING REGULATIONS

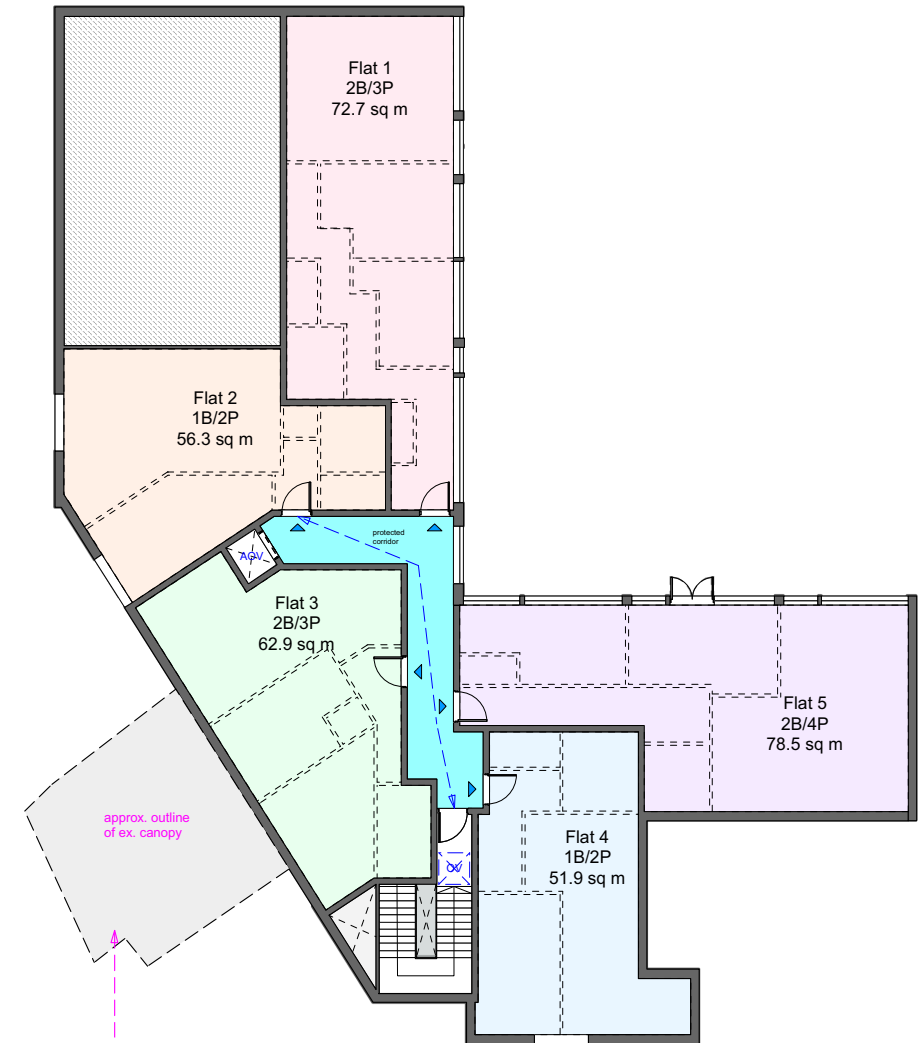
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



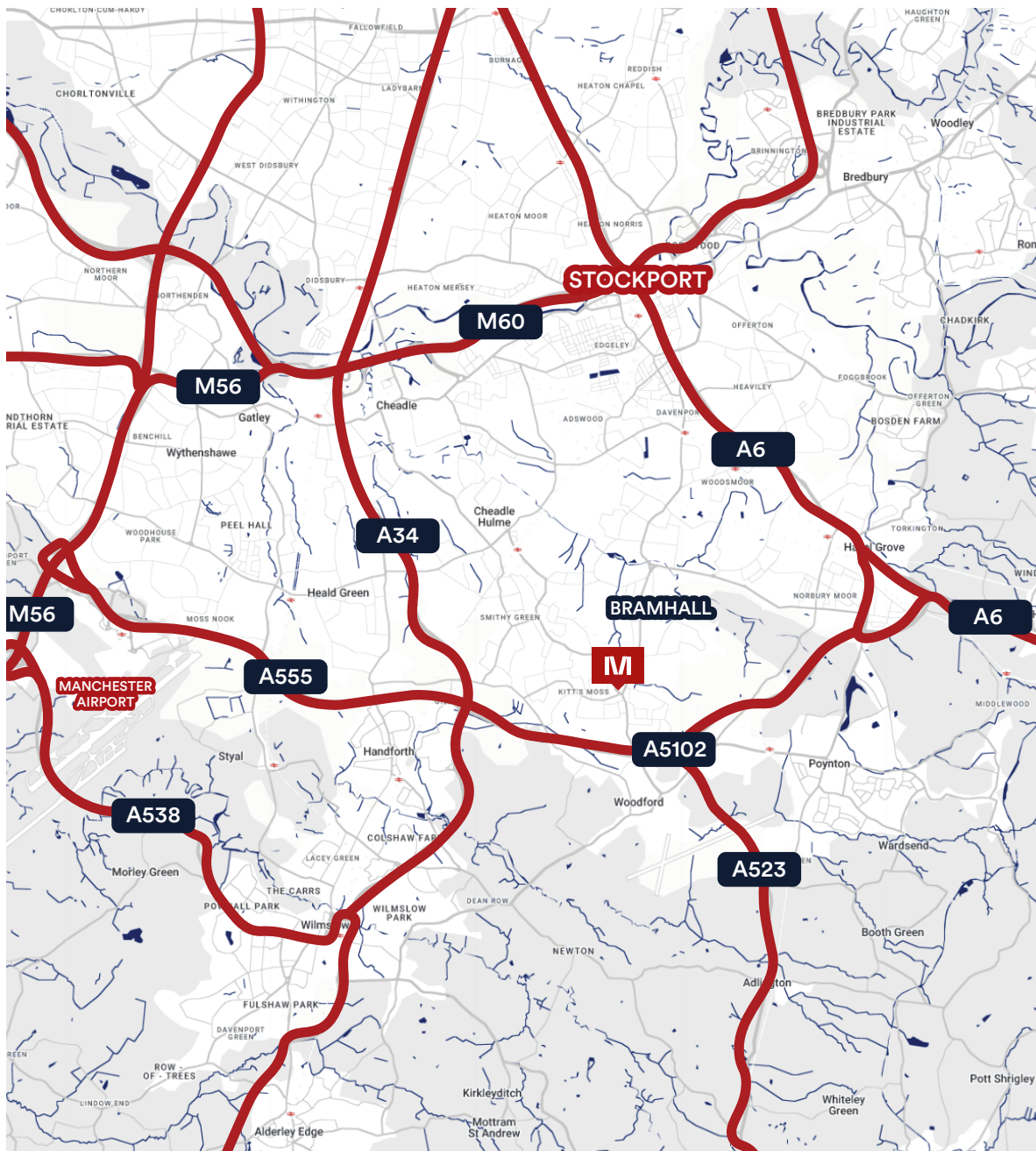
## EXISTING FLOOR PLAN



## PROPOSED FLOOR PLAN







## TRANSPORT & CONNECTIVITY

The Village Square is a short walk from Bramhall railway station, which offers direct services to Manchester Piccadilly, Stockport, and Crewe via Northern and East Midlands Railway services. This makes it ideal for commuters and visitors travelling from across Greater Manchester and beyond.

### Bus:

Bramhall is served by several local and regional bus routes, including:

- 378 / 378A: Connecting Stockport and Wilmslow
- 379: Linking Bramhall with Hazel Grove and Poynton
- 42B: Running between Manchester and Woodford
- 751: Local school and community service

### Road:

The site is easily accessible via the A5102 (Bramhall Lane South), which connects to the A6 and A34 - two major arterial routes in South Manchester. These roads provide convenient access to nearby towns such as Cheadle, Wilmslow, and Hazel Grove.

### Motorways:

Bramhall is well-positioned for motorway access:

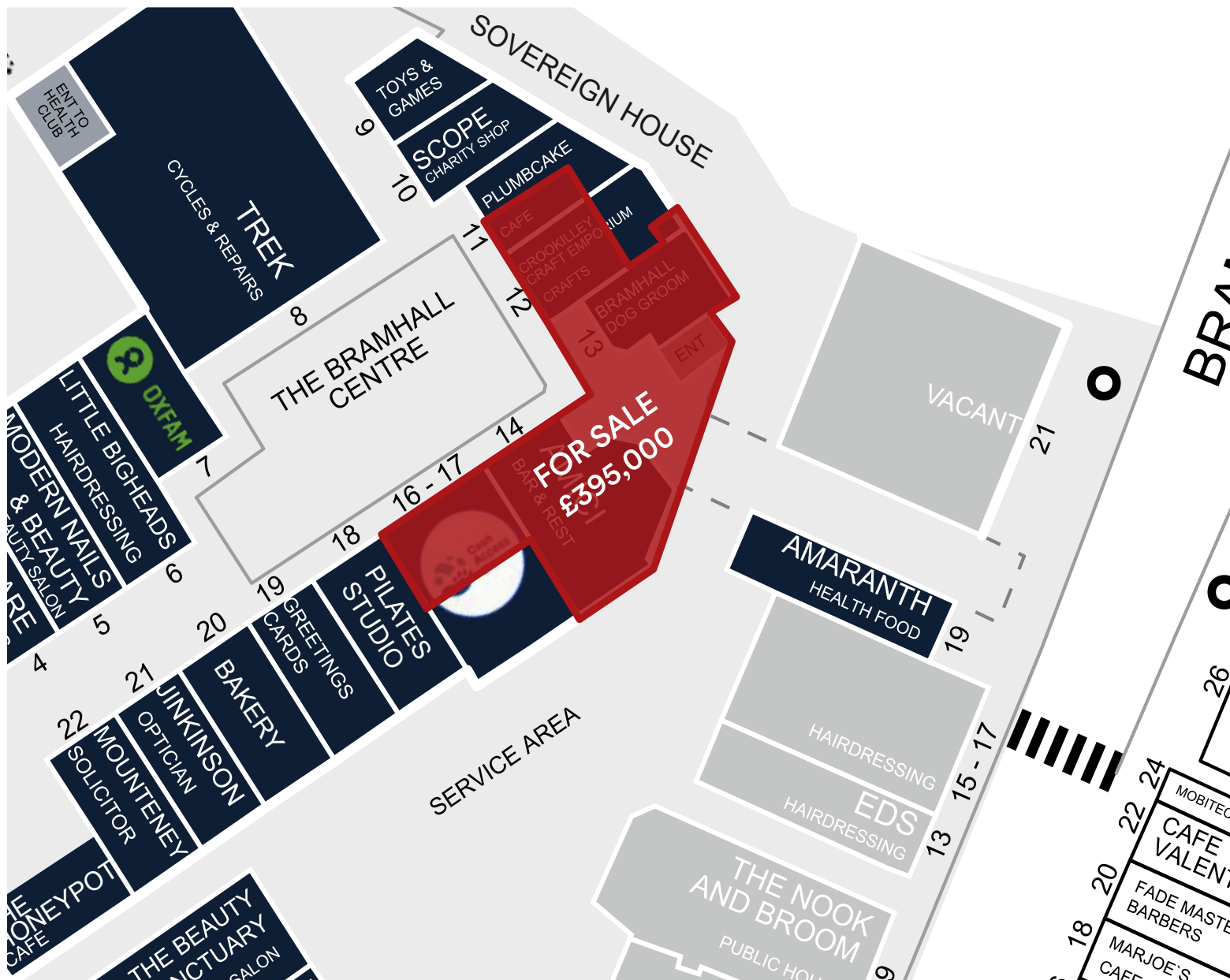
- M60 (Manchester Ring Motorway) is approximately 10 minutes away, offering connections to the M56, M62, and M6.
- M56 provides direct routes to Manchester Airport and Cheshire.
- M6 offers north-south connectivity across the UK.

### Air:

Manchester International Airport - one of Europe's fastest-growing airports, is located just a short 10-minute drive from Sovereign House. It serves as a major global gateway, hosting over 100 airlines and offering flights to more than 225 destinations across all five continents. As the UK's leading regional airport, it provides exceptional connectivity for both business and leisure travel.



# SOVEREIGN HOUSE



## Viewing

Strictly via prior appointment  
with the appointed agents



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