

# Land at the Former Gatley Golf Club

GATLEY, STOCKPORT, SK8 3TW

Prime South Manchester Residential Development Opportunity



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## KEY HIGHLIGHTS

- Outline planning permission (Ref: DC/081468) for up to 278 dwellings.
- Gross area extending to approximately 18 hectares (45 acres).
- Prime south Manchester location within an established residential neighbourhood.

## LOCATION

The former Gatley Golf Club occupies a prime position between Gatley and Heald Green, two well-established and sought-after residential suburbs in south Manchester, within the Metropolitan Borough of Stockport. The area is well-served by excellent retail and leisure facilities as well as highly reputable schools, including Gatley Primary School, Prospect Vale Primary School, and Lum Head Primary School. The site also benefits from excellent connectivity by road, rail, and air, making it an ideal location for a sustainable and accessible residential development.

### Local Amenities

Multiple and local independent shops, bars and cafes are situated in both Gatley and Heald Green, while Cheadle Royal Retail Park (approx. 1.3km east) provides a wide range of shopping, dining, and leisure options.

#### Retail:

- Sainsbury's superstore (approx. 1.3km east).
- John Lewis department store (approx. 1.3km east).
- Tesco Extra, Marks & Spencer and Next at Handforth Dean Retail Park.

#### Health & Fitness:

- Tennis courts to be delivered on site.
- David Lloyd, Cheadle (approx. 1km east).
- Village Health + Wellness Club, Cheadle (approx. 1.6km north east).



### Public Transport

Gatley Railway Station, situated approximately 1.3km north, and Heald Green Railway Station, situated approximately 1.3km south, are both within walking distance of the site. These train stations provide frequent direct services to:

- Manchester Piccadilly (approx. 15 minutes),
- Manchester Airport (approx. 5 minutes);
- Crewe (approx. 50 mins); and
- Liverpool (approx. 70 minutes).

Bus services are available at Finney Lane/St Ann's Road North to the south at Wilmslow Road/Kingsway to the east and at Gatley Road to the north.

### Manchester Airport

The site is located approximately 3km north east (approx. 5 minutes by car) from Manchester Airport, one of the UK's busiest international airports.

### Road Network

The site enjoys excellent road connectivity including:

- M60 (Junction 3) is approximately 2km north, linking to the M56, M62, and M6.
- M56 (Junction 2) is approximately 1.8km north west, offering a direct route to Manchester Airport, Chester, and North Wales.



## DESCRIPTION

Extending to approximately 18 hectares (45 acres), the site comprises the former Gatley Golf Club, a 9-hole golf course and clubhouse. The site is predominantly flat, greenfield with mature boundary landscaping and is split into two parcels (east and west) by the Manchester to Styal railway line, which runs through a deep cutting. A bridge connects the two parcels of land, maintaining pedestrian and cycle access.

Surrounded by established residential neighbourhoods, the site offers a unique opportunity to create a landscape-led development with significant public open space, including allotments and tennis courts. The retained clubhouse and adjacent theatre building are proposed to be repurposed as a community hub, enhancing the social infrastructure of the area.

New access roads are to be formed for vehicles off Pymgate Lane, Grasmere Road and Troutbeck Road and for pedestrians and cyclists off Styal Grove and from Rose Vale Park.

## PLANNING

Planning permission was refused against officers' recommendation in February 2024 but the decision was appealed by Hollins Strategic Land (HSL) and outline planning permission (access only) was granted in January 2025 for up to 278 dwellings.

The permission also approves the retention of the existing Heald Green Community Theatre building, retention of the existing Clubhouse to facilitate its use as a community hub (sui generis) and associated landscaping and open space. All user access is permitted from Pymgate Lane, Grasmere Road and Troutbeck Road and non-motorised user access from Styal Grove, Yew Tree Grove and Rose Vale Park.

The provision of affordable housing must be at least 50% of the proposed dwellings with a tenure split of 74.5% intermediate (as per the NPPF Annex 2 definition which includes discounted market sale dwellings) and 25.5% social rented. Alongside affordable housing, the Section 106 Agreement requires:

- 10.88 ha of POS including long term management.
- Education Contribution (to be agreed at RM).
- Recreation and Open Space Contribution (to be agreed at RM).
- Sports Facilities Contributions (£1,450,000).
- Cycle Facilities Contribution (£25,000).
- Speed Restriction Traffic Regulation Contribution (£25,000)
- SMBC monitoring fees (£7,500), BNG (£15,287) and SMBC legal fees (£3,500).

Indexation as per BCIS All In Tender Price Index will apply to all contributions from the date of the Section 106 agreement up to the dates the various contributions are paid.







## DATA ROOM

A full suite of planning, legal and technical information about the site is available to interested parties through a secure data room. Access details should be requested from [joanne.young@savills.com](mailto:joanne.young@savills.com). Savills will review all registration details of interested parties prior to providing access to the data room.

A Sales Pack has been created by HSL which is available in the data room and provides further information on the technical background of the site as well as a more detailed note on the outline permission.

## TENURE

The site is offered for sale freehold with title absolute, subject to contract and subject to the occupational leasehold interests.

A local community theatre occupies the former squash court building adjacent to the former clubhouse under a long lease and there is a separate lease over the photovoltaic panels situated on the roof of the former clubhouse and the former greenkeeper's shed. Both leases will remain in place and access will need to be maintained at all times for the benefit of both tenants.

## METHOD OF SALE

The site is to be sold by an informal tender process. An offer pro forma is included in the data room which must be completed and submitted as part of any bid. The pro forma will allow bidding parties to confirm their gross and net offer, abnormal cost assumptions, conditions, payment terms and any other pertinent information. A scheme layout must be submitted by all bidding parties and accompanying offer letters/bid brochures are permitted.

The landowner has a strong preference for unconditional offers. The tender deadline for the submission of offers is **12pm on the 12<sup>th</sup> of September 2025**. All offers must be submitted by email to Savills. Contact details are detailed overleaf.

## VIEWINGS

The site can be accessed and viewed via the existing public rights of way and the access road off Pymgate Lane to the clubhouse. Arrangements to view other areas of the site should be made with Savills.

Neither the Landowner or Promoter take any responsibility for parties wishing to gain access on to the site for viewing purposes.



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## SERVICES

It is understood all mains services are available, however, interested parties should carry out their own due diligence.

## VAT

Bidders are to assume that the sale price will be subject to VAT.

## CONTACT

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