BuyAssociation

Stockport property investment guide

Our useful guide to investing in residential property in Stockport.

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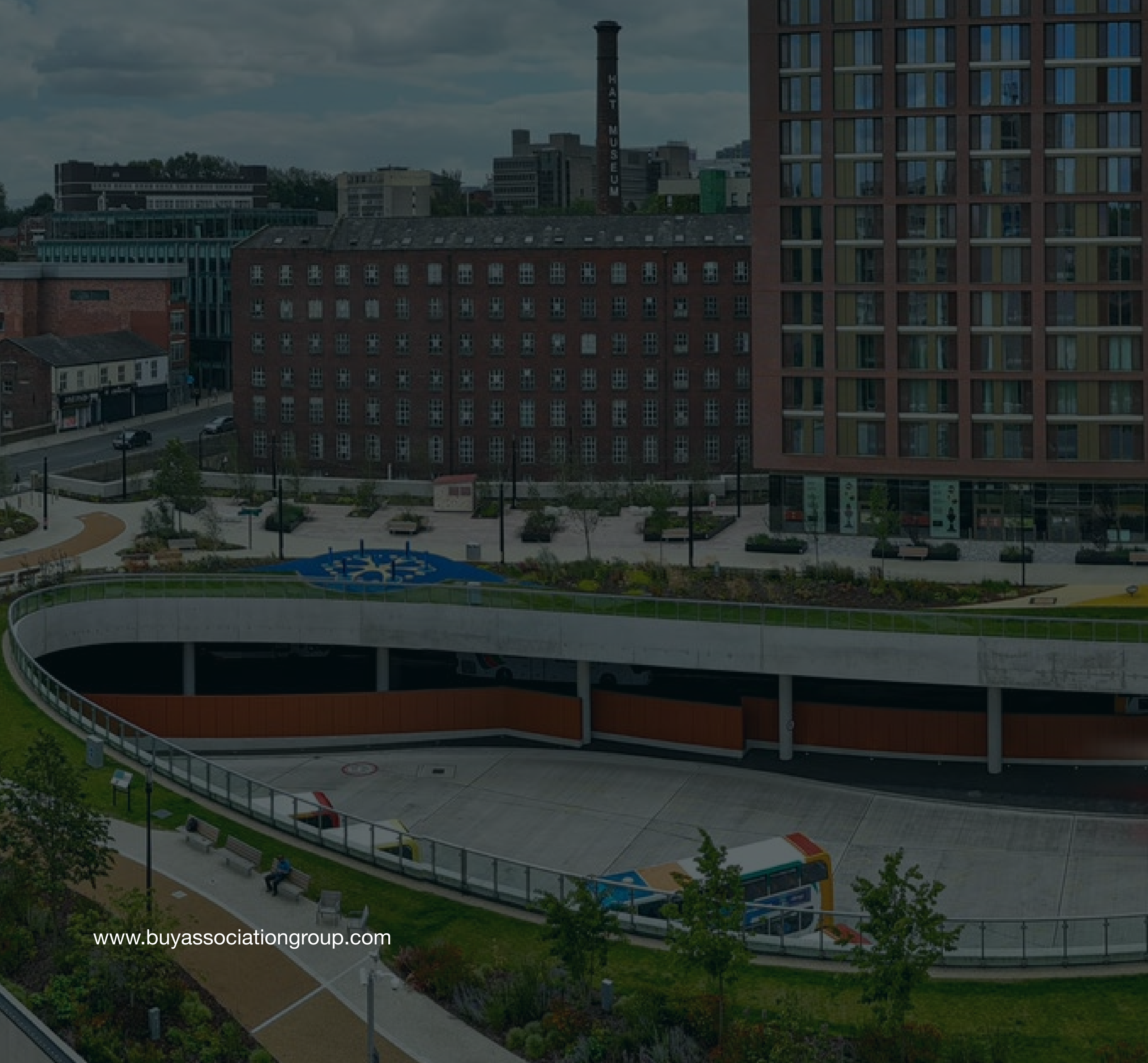

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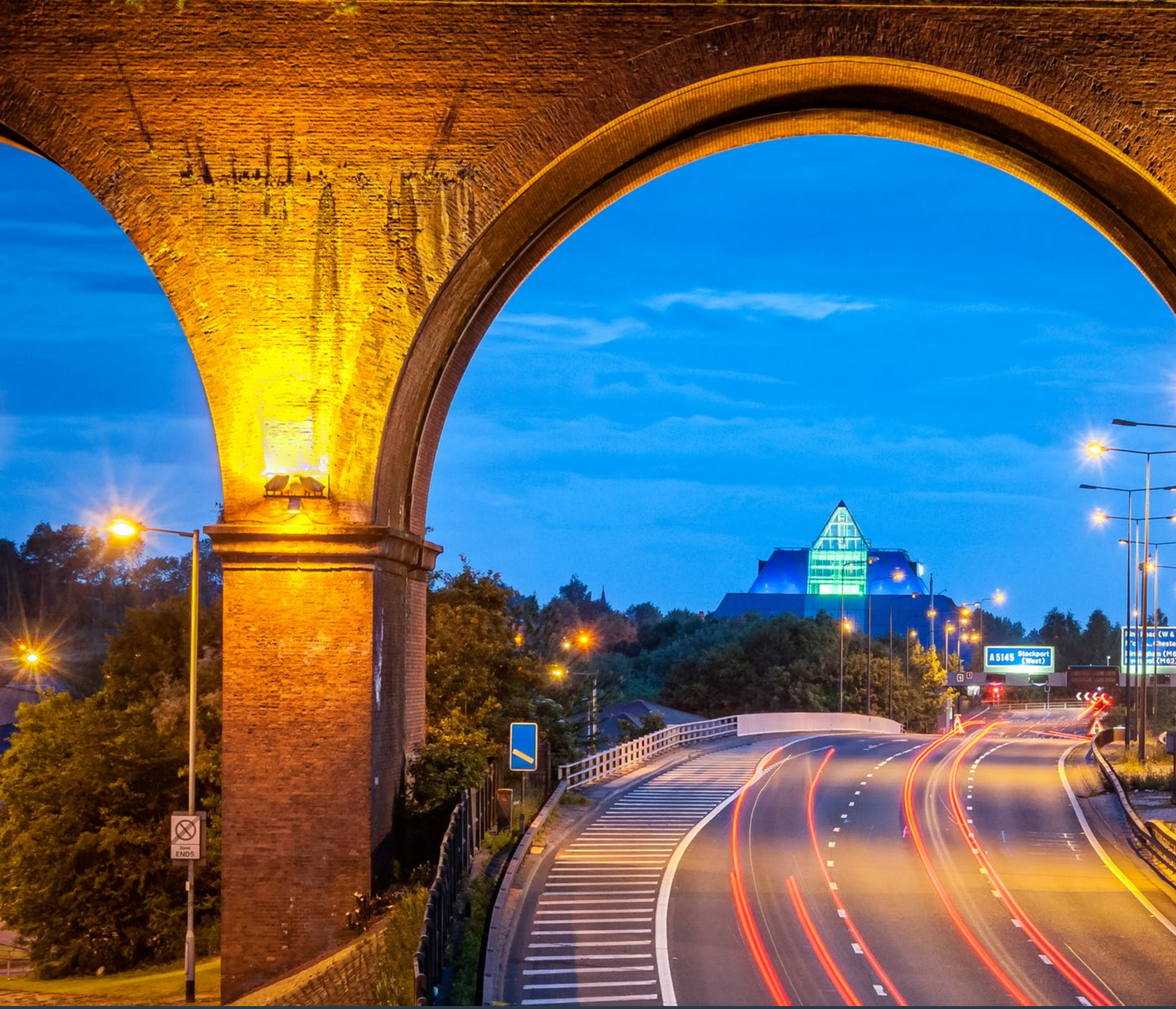

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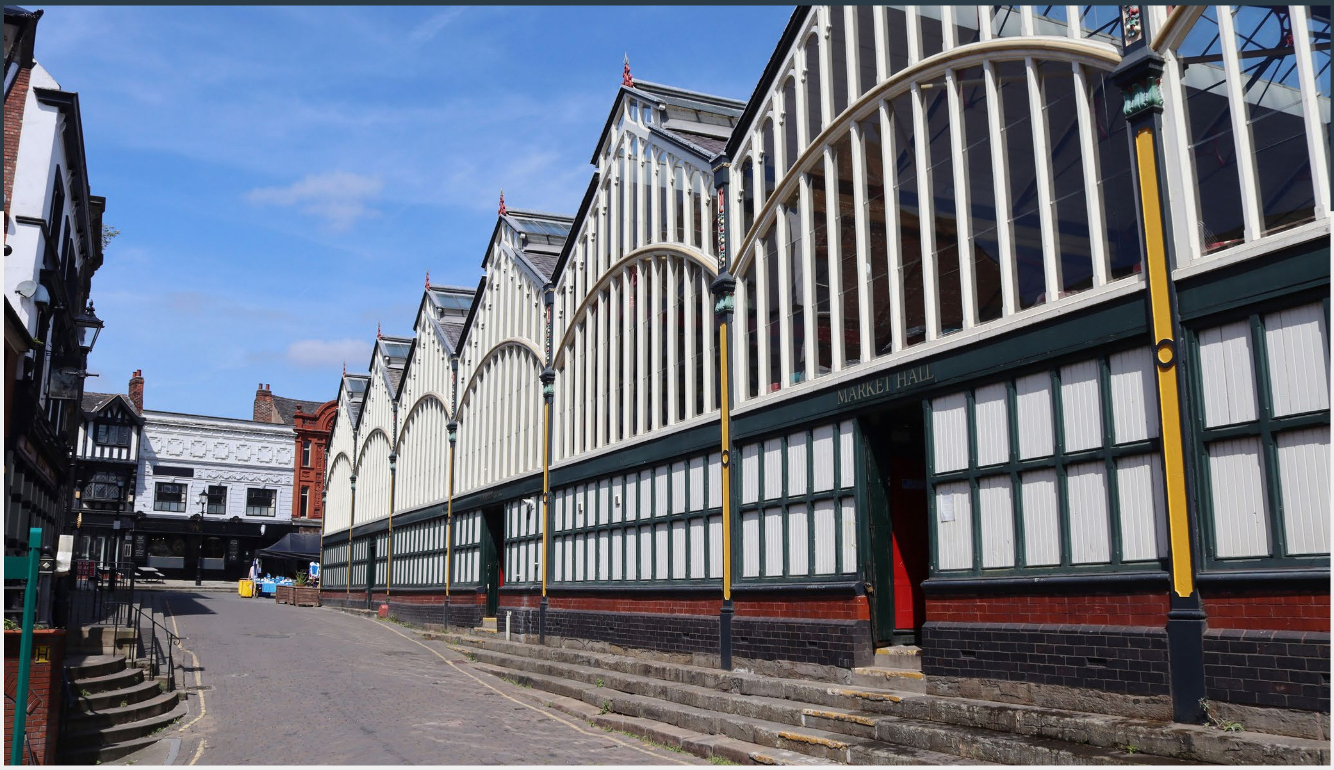


Stockport is a town in Greater Manchester, situated just 10 minutes south of Manchester city centre by train. In recent years, the up-and-coming location has been named one of the best places to live by The Sunday Times, which described it as “one of the most exciting towns around” thanks to its burgeoning business scene, rapidly improving transport connections and strong yet affordable housing market.

Stockport has a rich industrial history and became famous for its hat-making and cotton industries in the 19th century. Many of the iconic buildings that were a key part of these sectors still exist, such as the Hat Works Museum and the huge brick viaduct from the early railway age. Today, the town embraces more modern industries and businesses, and it has also become a vibrant cultural hub, with regular food and drinks markets, art events and fairs taking place, providing an eclectic and lively atmosphere.

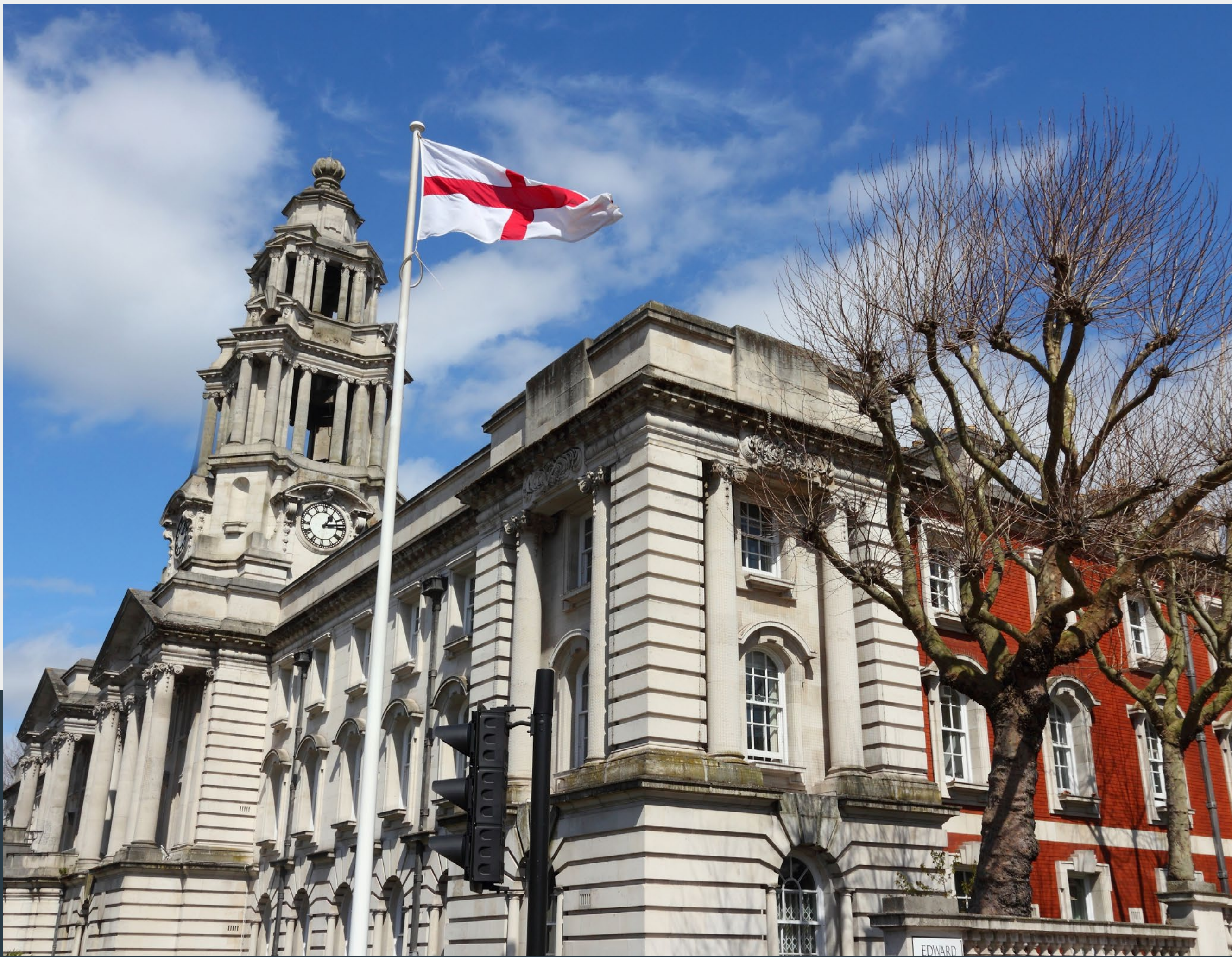
The town is also quickly becoming a prime location for buy-to-let investors. With affordable property prices, strong rental yields, and excellent transport links to Manchester and beyond, it offers great potential for maximising returns. Exciting regeneration projects are drastically improving local infrastructure, boosting employment opportunities, and increasing demand for property across the town, making Stockport a top choice for long-term investment.

Population and Demographics

Stockport is home to a diverse range of people thanks to the wide selection of amenities, job opportunities and housing options available. The town's population has been on the rise over the past couple of decades with around 300,000 people now living there, and this number is growing thanks to the ongoing expansion and redevelopment of the town centre.

The latest census data also shows that the number of households renting privately in Stockport has increased, with private renters now making up more than 14% of the total. This is higher than the North West as a whole, and indicates a strong and rising demand for buy-to-let homes among Stockport's tenants.

The vast majority of people living in Stockport are of working age, while the number of people in employment in the town has also increased over the past decade as the job market has broadened. Thanks to fast trains to Manchester, employment opportunities for people living in Stockport are greater than ever.



Regeneration transforming Stockport

Stockport has already undergone a significant transformation in the town centre and surrounding areas over recent years. Notably, the opening of the award-winning Stockport Exchange offering Grade A offices, a hotel, leisure facilities and retail has created an enhanced business district, while Redrock Stockport containing a cinema, restaurants, gym and more has boosted the town's leisure offering.

Now, a huge £1bn masterplan is underway with multiple phases set to transform and regenerate the whole town, creating a hive of sustainable communities within a dynamic, green and liveable town centre. As part of the plans, the multi-million-pound Stockport Interchange has already been unveiled, featuring new walking and cycling links between the station and town centre.

Other large-scale regeneration projects in the pipeline include Weir Mill, which is undergoing a £60m redevelopment to bring hundreds of new homes, bars, eateries and public spaces to the town; Stockport 8 in Town Centre West, a £250m scheme which will create a new mixed-use neighbourhood with more than 1,000 new homes; and Stockport Town Centre East which will aim to deliver 4,000 new homes along with 1 million square metres of employment space over the next 15 years.

A thriving hub for business

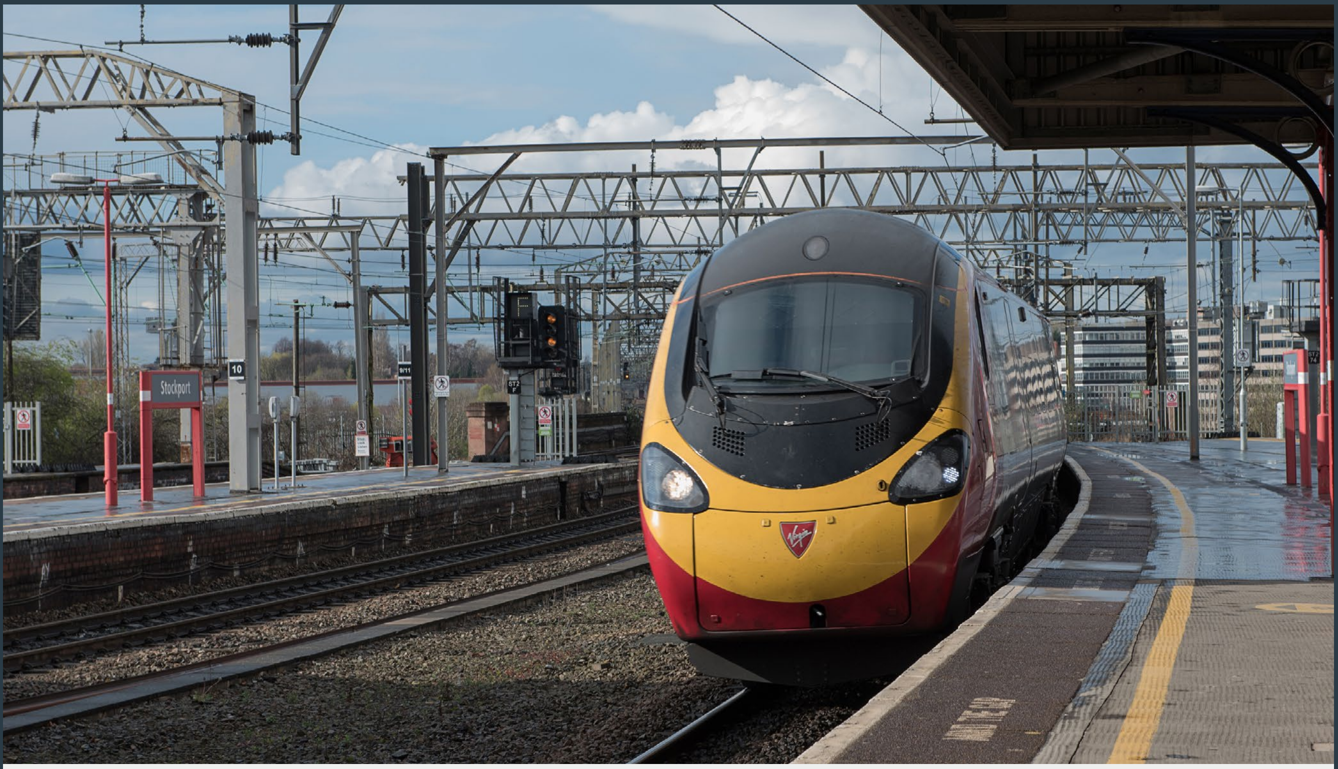
Stockport's business scene is varied and thriving, with new businesses constantly relocating to the town as it expands and improves. The fastest growing sectors in Stockport are ecommerce, food and drink, and digital services, while logistics, manufacturing, engineering, retail and healthcare are other strong industries in the town.

As mentioned previously, the new Stockport Exchange business district, which still has phases yet to come, is already home to some key business occupiers including Stagecoach, BASF, Holiday Inn Express and Industrials REIT.

Stockport is also home to a high number of entrepreneurs, with business start-up rates continuing to exceed both regional and national averages. Central locations including the Underbanks neighbourhood (comprising Great Underbank, Little Underbank, Lower Hillgate and Rostron Row) have attracted a wave of small, independent businesses in recent years, drawn by the area's significant investment and redevelopment, and these have created a trendy feel in this part of town. As a designated conservation area, the Underbanks retains its original, historic feel while being the perfect base for businesses and residents alike with a strong sense of community.

Transport links and connectivity

Stockport is extremely well-connected, and this is one of the reasons it has surged in popularity in recent years as people have begun to seek more affordable locations away from city centres.



Regular trains from Stockport into Manchester Piccadilly take as little as 10 minutes, while direct services south to London Euston can take as little as two hours. Other train routes link Stockport directly with a wide range of Greater Manchester locations, while the new Stockport Interchange also offers more than 160 bus departures an hour to hundreds of destinations.

Stockport's bus services recently joined Greater Manchester's Bee Network, which is part of a scheme for a fully integrated 'London-style' transport system connecting buses, trams, walking, cycling and rail services by 2028. This major transport boost is helping to drive economic growth and productivity in Stockport, providing greater accessibility for residents and visitors.

By road, Stockport is connected to the M60 motorway which provides access to other major UK cities such as Liverpool and Birmingham, as well as approaching Manchester city centre. Residents can also travel quickly and easily eastwards by road into the Peak District National Park.

Manchester Airport is also situated just 10 miles from Stockport, offering year-round international and national flights.

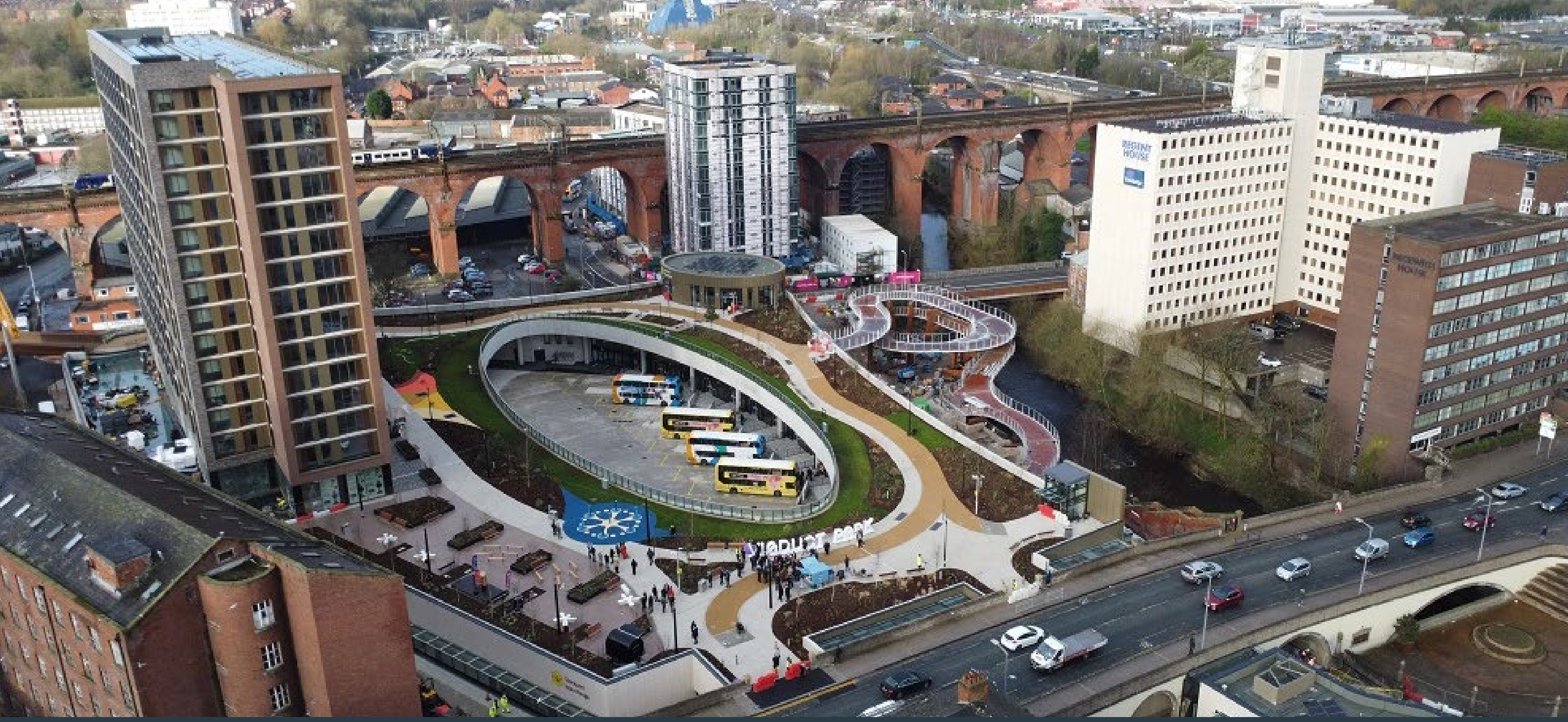
Stockport property market

The strength of Stockport's property market comes from its affordability, wider regeneration supporting future price rises, and rapidly improving jobs market creating surging demand for homes. With average prices still coming in at just under £300,000 (as of April 2025), it is a hotspot for first-time buyers and property investors alike who are looking to capitalise on the lower price tags in a rapidly improving space.

Thanks to extensive regeneration across the town, the new-build property market in Stockport is thriving, with off-plan homes getting snapped up quickly in some of the most in-demand locations. At the same time, historic parts of the town offer characterful Victorian terraces as well as converted industrial spaces that retain their local charm.

Stockport was recently named as having one of the fastest-moving property markets in the North West by property portal Zoopla, with surging demand seeing homes getting snapped up in record time. In terms of projected house price growth, the North West as a region continually ranks in the top spot, well ahead of the national average, and Savills' five-year forecast shows the region is set to lead the way until 2029.

With a relatively large proportion of renting households in the town, buy-to-let landlords find high tenant demand for their listings, and can achieve average rental yields of between 5%-7% or more depending on property type and location.



Why invest in Stockport?

Prime location:

With its proximity to Manchester city centre, Manchester Airport, the beautiful Peak District countryside and direct trains to London, Stockport is a prime location whether you're looking for a home or an investment property. Its status as one of Manchester's major commuter towns is enhanced by its growing reputation as a standalone investment destination with its own identity.

Strong property market outlook:

With house prices coming in at below the national average, yet leading when it comes to capital appreciation in recent years and going forward, Stockport has one of the most promising property markets in the North West.

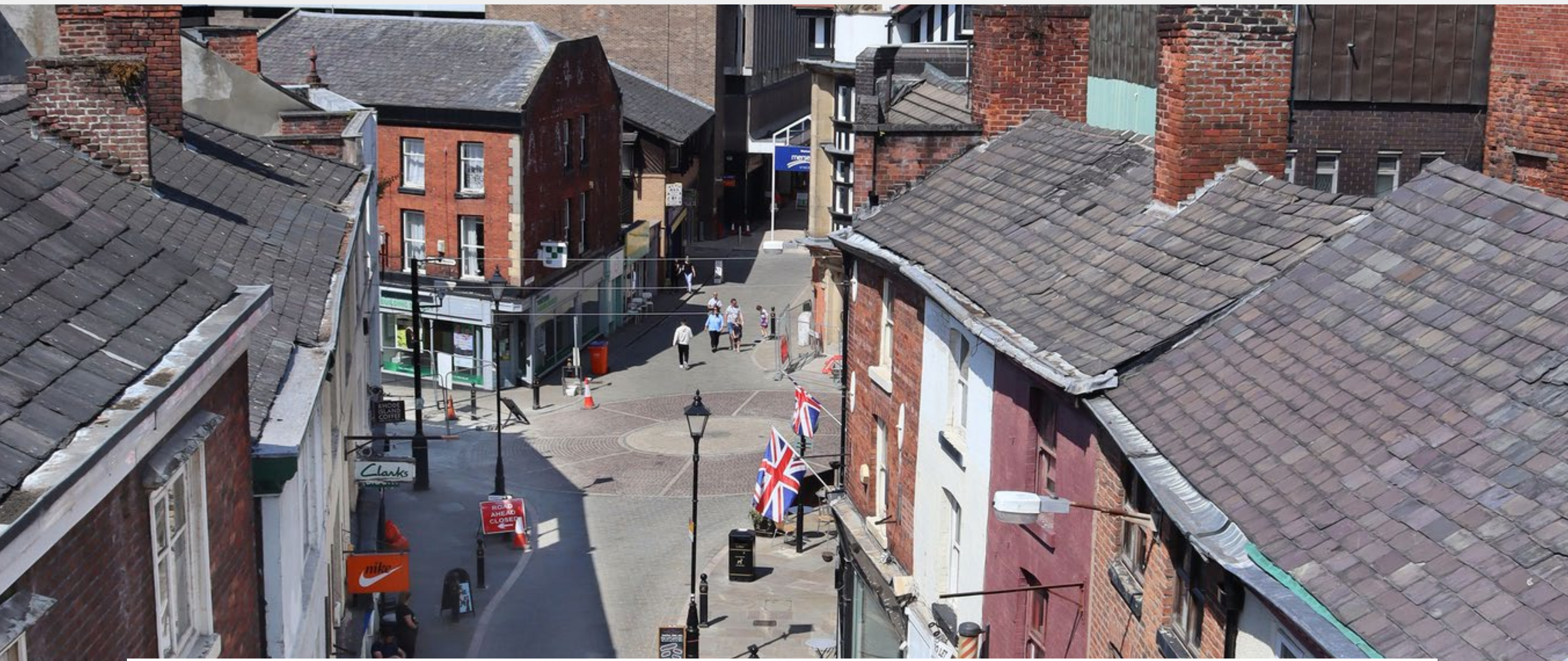
Diverse business offering:

Stockport's employment and business landscape has made huge strides in recent years, with opportunities for startups as well as established businesses boosting employment opportunities and creating more scope for growth in the town.

Ongoing regeneration:

For property investors seeking to maximise capital growth, Stockport's £1bn regeneration pipeline ensures strong investment fundamentals, boosting property demand from both buyers and tenants and supporting price rises.

Stockport's key investment locations



- **Town centre:** The majority of Stockport's tenants choose to live in the thriving and bustling centre, attracted by the growing number of independent eateries, shops and bars and the area's buzzing social and cultural scene. Ongoing regeneration in the town centre, as well as its excellent transport links, drive housing and rental demand, providing investors with strong rental yields as well as long-term capital growth.

- **Cheadle:** Situated just outside Stockport, Cheadle is an established residential area with its own high street, great schools, and relaxed quality of life. Manchester is just 25 minutes away by car, but plans are underway to build a brand-new train station in Cheadle that will transform connectivity in the area, which is expected to significantly boost housing demand.

- **Heaton Moor:** A thriving Stockport suburb that's home to families as well as professionals, this is a popular investment location thanks to its strong rental demand and rising property values offering steady returns. Located just north of Stockport, both the town and Manchester city centre can be reached quickly and easily by car or train.

- **Reddish:** Benefitting from a wide range of local amenities and with Reddish Vale Country Park on its doorstep, this area of Stockport offers a well-balanced quality of life, while its lower price point makes it a popular option for property investors and buyers seeking affordability. Like other parts of Stockport, its housing market is outperforming the wider region, ensuring strong long-term prospects.

- **Bramhall:** An affluent area known for its high-end homes and strong community appeal, Bramhall is ideal for investors targeting families and professionals. Though property prices are higher, the potential for long-term capital growth and consistent rental demand make it a lucrative investment choice.

Invest in Stockport today

BuyAssociation is an award-winning investment consultancy that works directly with leading developers on some of Stockport's most exciting projects, connecting investors with prime opportunities ahead of the market.

If you'd like more details on any of our current or upcoming property investment opportunities in Stockport, get in touch today.

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