



THE OLD TEAPOT



COMPSTALL COOPERATIVE SOCIETY LTD

THE OLD TEAPOT

PRESERVATION OF A UNIQUE BUILDING WITH A UNIQUE HISTORY

The Old Teapot was formerly a key amenity serving the needs of a vibrant industrial community.

Opening in 1851 as the first Compstall Cooperative Industrial society (CCIS) shop, it served locals with daily necessities such as groceries. Business thrived between 1851-1936 and resulted in a further eight CCIS branches being setup within the local area. What started as a niche grocery shop evolved to provide 'cradle to grave' supplies, selling amongst other things drapery, coal, and shoes, as well as providing services such as banking, tailoring and funeral care.

The Co-operative also served as a hub providing cultural, educational, and social opportunities out of working hours, truly making it a cornerstone of the community. In 1965 CCIS merged to become part of the Stockport Co-operative society. Later larger shops and supermarkets began to open in the aftermath of the Second World War, and all branches of the CCIS, except in Marple, eventually closed.

In more recent years, The Old Teapot was the premises of an undertakers, and then converted to offices used by a variety of long lease tenants.

Prior to the current redevelopment, the building had been left dormant for more than 20 years and was in grave danger of collapse.



MARPLE BRIDGE

A PICTURESQUE AND WELL-CONNECTED LOCATION WITH PLENTIFUL AMENITY

The conservation area of Marple Bridge is an extremely popular and picturesque location owing to its beautiful stone-built properties and the steep sided valley created by the River Goyt. Today, locally, Brabyns Park and Etherow Country Park, The Roman Lakes and Marple Aquaduct, are popular outdoor attractions; with The Peak District National Park also just three miles away.

Marple Bridge also provides prospective families with fantastic choice for high-quality education. Brabyns prep school is a stone's throw from Compstall Road, and a range of great primary schools are also found locally. Ludworth and St Mary's Catholic are the closest available Primary schools. However, Rose Hill, Romiley, and All Saints Church of England Primary schools are all within a 10-minute drive. Marple Hall serves as the sole provider for Secondary Education in Marple, however Harrytown Catholic High School is also under 10-minutes away. Alternatively, Stockport Grammar school is also easily accessible due to Marple's well connected transport links. All provide a high standard of education as deemed by Ofsted.

A local post office with a small convenience store is located just the other side of the River Etherow. Compstall Road also has three pubs all within walking distance and a range of restaurants and bars are very close by in Marple. The closest supermarket is Asda in Marple, just a 5-minute drive from The Old Teapot. Larger supermarkets and retail shops can be found in and around Stockport and Hyde, which are both just 4-miles away.

Excellent transport infrastructure makes Marple Bridge an attractive location for commuters. Stockport and Hyde are only 15-20 minutes' drive away, and Manchester under half an hour. Marple has several bus services, providing regular connections to the surrounding villages such as Romiley and Bredbury, as well as to Stockport and Manchester. Marple has two railway stations, the closest being Marple Bridge. These are on the Hope railway line and run through the Peak District connecting Manchester Piccadilly with Sheffield and so connect Marple Bridge with variety of routes nationally.



THE DEVELOPMENT TEAM

The Old Teapot is the latest bespoke conversion project from RESTORE, an experienced development team focusing on small scale conversion projects with period architectural interest to deliver truly characterful living.

Owing to the team's track-record operating a successful design and build company in London for twelve years, RESTORE has a particular focus on the efficiency and use of space to complement the day-to-day lives of busy families and professionals; whilst creating properties with a high level of design interest.

As refurbishment and conversion projects are much more common in our nation's densely populated capital, the team at RESTORE have a longstanding passion for restoration, particularly of historic buildings.

RESTORE's extensive experience in sensitively restoring buildings and designing for aspirational modern living makes this development team the perfect fit for The Old Teapot, breathing life back into this unique historical building, creating a vibrant community of exclusive luxury homes.





THE DEVELOPMENT

The Old Teapot has been lovingly restored and converted into seven luxury apartments. Befitting of the rural location and a desire to create homes that worked with and showed off the character of the building; the apartments are very generously proportioned. Not just in accommodation, but spaces to be enjoyed by their owners and guests.

Internally, the building also boasts light and spacious communal entrances with a double height space flooded with light, from a roof window at second floor level, and keypad entry and telephone operated access from each apartment, with a large secure bicycle store.

Externally, in the attractively landscaped grounds, each apartment enjoys a dedicated parking space with an electric vehicle charger, and there are a further four shared private parking spaces. There is also another large bicycle store in the rear carpark.

The Old Teapot is in the perfect setting for the residents to enjoy the benefits of community living, the expanse of the countryside and village amenities. The development is comprised of four 3 bedroom apartments and three 2 bedroom apartments, but owing to the unique character of the original building, each of these apartments is completely unique in its layout and interior design.

DESIGN

Architectural

The Old Teapot has had a variety of uses over the years from a patent attorneys to an undertakers, but the most significant and long lasting was as the first cooperative store in Compstall. Prior to the restoration the building was tired and dilapidated. Original features had been neglected, disregarded, or removed altogether. It was therefore a priority in the project for the original detailing to be respected. With the damage that the building had endured particularly to the façade, it was firstly important to properly establish what features were most important to the building's intended character. The earliest record of the appearance of the former coop store, is a photograph of the shop front taken in the 1920's, it therefore seemed befitting that it should be returned as much as possible to its form at this time. The roof has been renewed in natural slate; and the large stone chimney, corbeling, cast iron gutters and rainwater pipework, signage and Georgian style solid wood sash windows reinstated – returning the building to its former glory as the once ground breaking trading establishment which protected both employees and consumers from unfair treatment and extortion.

Interior

Recently voted as one of the top 15 design houses to watch by ELLE Decoration, Studio Iro's thoughtful interiors pay homage to the history of The Old Teapot. Inspiration for the apartments located in the front original building, was drawn from the period detailing of the exterior. Notably, the building is Victorian, so naturally this was embraced in the selection of fixtures, fittings, and finishes, creating a harmonious mix of old and new - both period and rural in style. In contrast for the apartments to the rear of the building which reside in a more recent warehouse extension, creativity was drawn from the utilitarian construction, providing a more industrial and modern aesthetic with exposed steel beams, structural columns, and clean lines, whilst enjoying a warm palate to maintain a strong sense of comfort and home.



APARTMENT 1

Lower ground floor 966.8 sqft
2 bedrooms Parking
2 bathrooms EV charging

Features

- Design led conversion
- All apartments benefitting from an ICW 10-year structural building warranty
- Spacious living accommodation for aspirational living and entertaining
- Solid oak flooring to all living dining kitchen spaces

Kitchen

- Bespoke cabinets with handmade doors and panels
- Stone worktops
- Integrated appliances throughout (all included)

Bathrooms and Heating

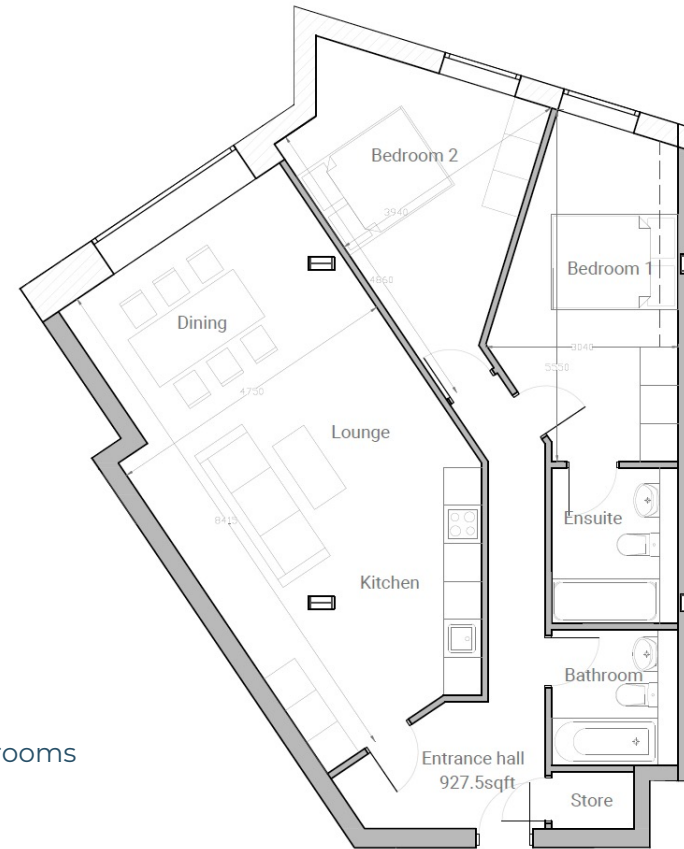
- Bespoke furniture to all bathrooms
- Thermostatic showers in all bathrooms
- 37KW combination gas boilers providing mains pressure hot water to all bathrooms
- 10-year manufacturers parts and labour warranty on boiler
- Designer radiators throughout

Energy saving

- Exterior walls, floors and roof insulated to current standards
- Central heating with A rated boiler
- Double glazed windows throughout

Electrical

- Super high-speed Wi-Fi provided
- Wired for cable television ready for any provider
- Wired for telephone ready for any provider
- Private external electric vehicle charging point for each apartment



Security

- Electric gated entry, with key fob activation
- Lighting to all driveways and parking areas

Exterior and site

- One private parking space per apartment
- Four additional shared parking spaces

APARTMENT 2

Lower ground floor 1,003 sqft
3 bedrooms Parking
2 bathrooms EV charging

Features

- Design led conversion
- All apartments benefitting from an ICW 10-year structural building warranty
- Spacious living accommodation for aspirational living and entertaining
- Solid oak flooring to all living dining kitchen spaces

Kitchen

- Bespoke cabinets with handmade doors and panels
- Stone worktops
- Integrated appliances throughout (all included)

Bathrooms and Heating

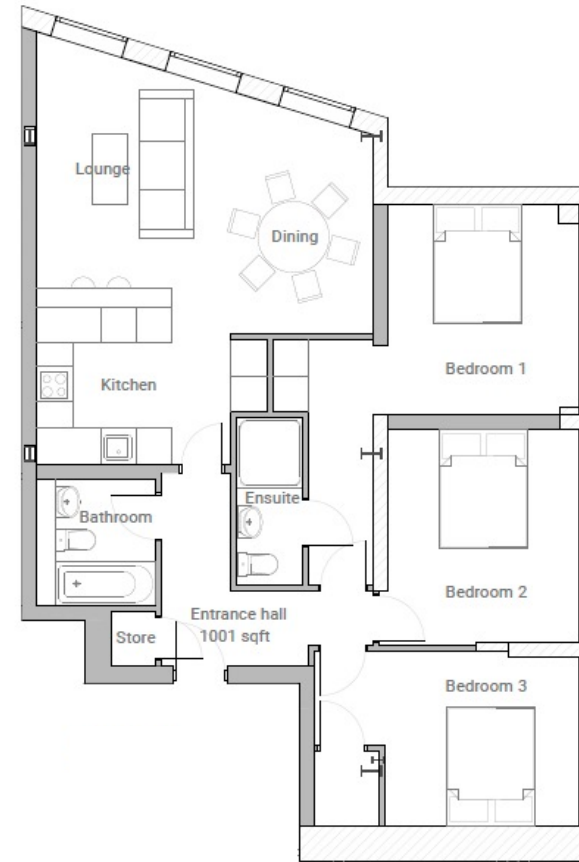
- Bespoke furniture to all bathrooms
- Thermostatic showers in all bathrooms
- 37KW combination gas boilers providing mains pressure hot water to all bathrooms
- 10-year manufacturers parts and labour warranty on boiler
- Designer radiators throughout

Energy saving

- Exterior walls, floors and roof insulated to current standards
- Central heating with A rated boiler
- Double glazed windows throughout

Electrical

- Super high-speed Wi-Fi provided
- Wired for cable television ready for any provider
- Wired for telephone ready for any provider
- Private external electric vehicle charging point for each apartment



Security

- Electric gated entry, with key fob activation
- Lighting to all driveways and parking areas

Exterior and site

- One private parking space per apartment
- Four additional shared parking spaces

APARTMENT 3

Upper ground floor

3 bedrooms

2 bathrooms

1,030 sqft

Large terrace

Parking

EV charging

Features

- Design led conversion
- All apartments benefitting from an ICW 10-year structural building warranty
- Spacious living accommodation for aspirational living and entertaining
- Solid oak flooring to all living dining kitchen spaces

Kitchen

- Bespoke cabinets with handmade doors and panels
- Stone worktops
- Integrated appliances throughout (all included)

Bathrooms and Heating

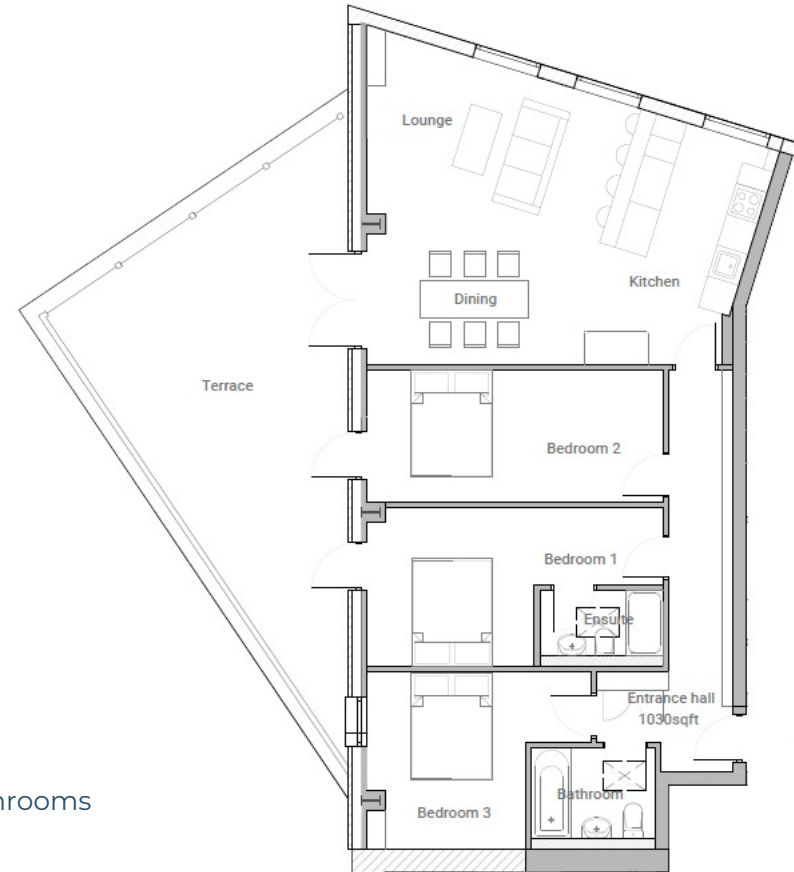
- Bespoke furniture to all bathrooms
- Thermostatic showers in all bathrooms
- 37KW combination gas boilers providing mains pressure hot water to all bathrooms
- 10-year manufacturers parts and labour warranty on boiler
- Designer radiators throughout

Energy saving

- Exterior walls, floors and roof insulated to current standards
- Central heating with A rated boiler
- Double glazed windows throughout

Electrical

- Super high-speed Wi-Fi provided
- Wired for cable television ready for any provider
- Wired for telephone ready for any provider
- Private external electric vehicle charging point for each apartment



Security

- Electric gated entry, with key fob activation
- Lighting to all driveways and parking areas

Exterior and site

- One private parking space per apartment
- Four additional shared parking spaces

APARTMENT 4

Upper ground floor	840 sqft
2 bedrooms	Parking
1 bathrooms	EV charging

Features

- Design led conversion
- All apartments benefitting from an ICW 10-year structural building warranty
- Spacious living accommodation for aspirational living and entertaining
- Solid oak flooring to all living dining kitchen spaces

Kitchen

- Bespoke cabinets with handmade doors and panels
- Stone worktops
- Integrated appliances throughout (all included)

Bathrooms and Heating

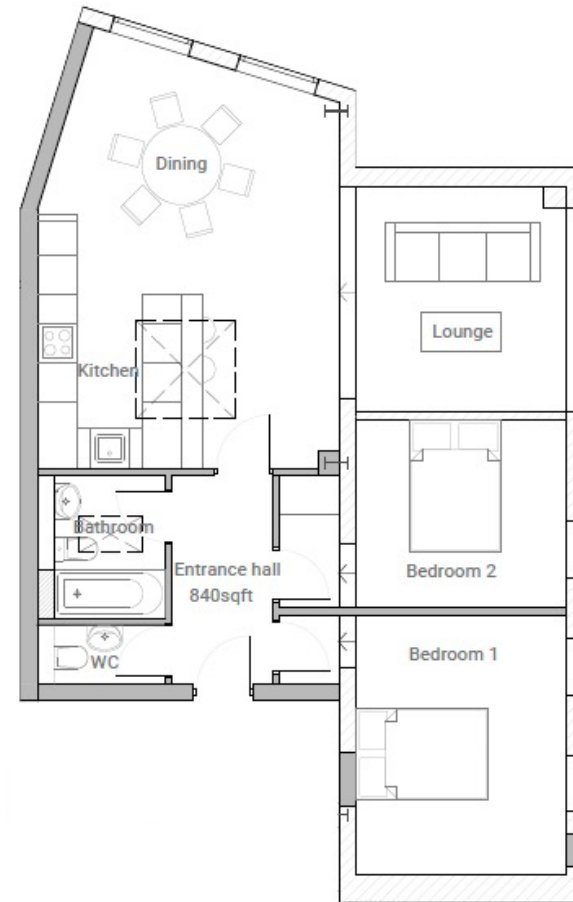
- Bespoke furniture to all bathrooms
- Thermostatic showers in all bathrooms
- 37KW combination gas boilers providing mains pressure hot water to all bathrooms
- 10-year manufacturers parts and labour warranty on boiler
- Designer radiators throughout

Energy saving

- Exterior walls, floors and roof insulated to current standards
- Central heating with A rated boiler
- Double glazed windows throughout

Electrical

- Super high-speed Wi-Fi provided
- Wired for cable television ready for any provider
- Wired for telephone ready for any provider
- Private external electric vehicle charging point for each apartment



Security

- Electric gated entry, with key fob activation
- Lighting to all driveways and parking areas

Exterior and site

- One private parking space per apartment
- Four additional shared parking spaces

APARTMENT 5

Upper ground floor 1,288 sqft
3 bedrooms Parking
2 bathrooms EV charging

Features

- Design led conversion
- All apartments benefitting from an ICW 10-year structural building warranty
- Spacious living accommodation for aspirational living and entertaining
- Solid oak flooring to all living dining kitchen spaces

Kitchen

- Bespoke cabinets with handmade doors and panels
- Stone worktops
- Integrated appliances throughout (all included)

Bathrooms and Heating

- Bespoke furniture to all bathrooms
- Thermostatic showers in all bathrooms
- 37KW combination gas boilers providing mains pressure hot water to all bathrooms
- 10-year manufacturers parts and labour warranty on boiler
- Designer radiators throughout

Energy saving

- Exterior walls, floors and roof insulated to current standards
- Central heating with A rated boiler
- Double glazed windows throughout

Electrical

- Super high-speed Wi-Fi provided
- Wired for cable television ready for any provider
- Wired for telephone ready for any provider
- Private external electric vehicle charging point for each apartment



Security

- Electric gated entry, with key fob activation
- Lighting to all driveways and parking areas

Exterior and site

- One private parking space per apartment
- Four additional shared parking spaces

APARTMENT 6

First floor

3 bedrooms

2 bathrooms

1,434 sqft

Large terrace

Parking

EV charging

Features

- Design led conversion
- All apartments benefitting from an ICW 10-year structural building warranty
- Spacious living accommodation for aspirational living and entertaining
- Solid oak flooring to all living dining kitchen spaces

Kitchen

- Bespoke cabinets with handmade doors and panels
- Stone worktops
- Integrated appliances throughout (all included)

Bathrooms and Heating

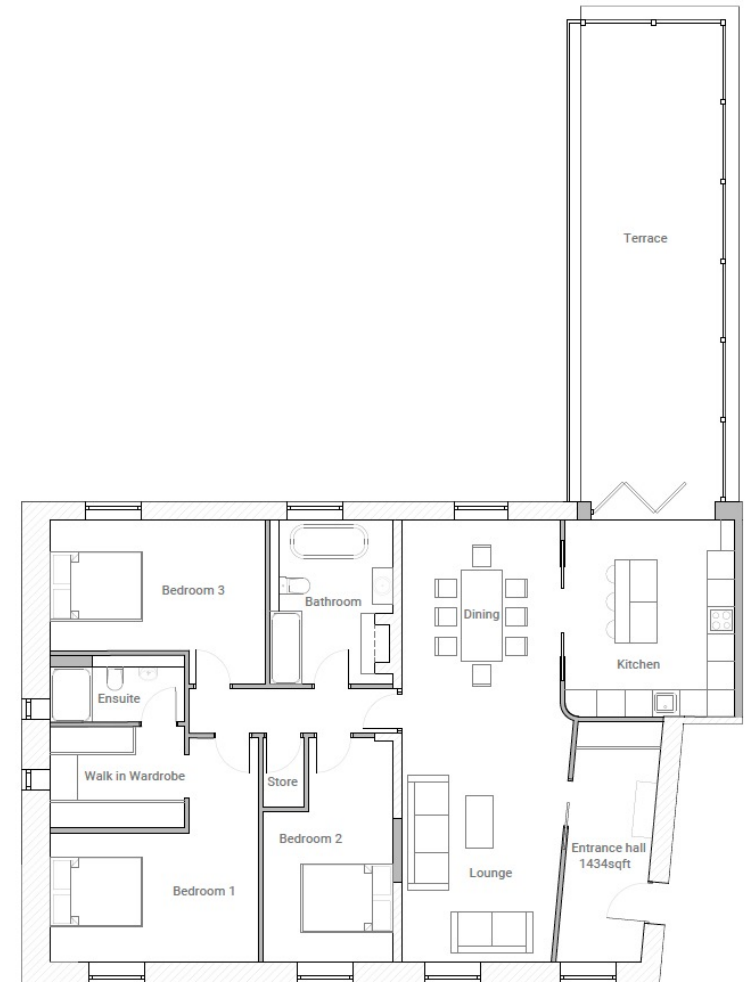
- Bespoke furniture to all bathrooms
- Thermostatic showers in all bathrooms
- 37KW combination gas boilers providing mains pressure hot water to all bathrooms
- 10-year manufacturers parts and labour warranty on boiler
- Designer radiators throughout

Energy saving

- Exterior walls, floors and roof insulated to current standards
- Central heating with A rated boiler
- Double glazed windows throughout

Electrical

- Super high-speed Wi-Fi provided
- Wired for cable television ready for any provider
- Wired for telephone ready for any provider
- Private external electric vehicle charging point for each apartment



Security

- Electric gated entry, with key fob activation
- Lighting to all driveways and parking areas

Exterior and site

- One private parking space per apartment
- Four additional shared parking spaces

APARTMENT 7

Second floor

875 sqft

2 bedrooms

Parking

1 bathrooms

EV charging

Features

- Design led conversion
- All apartments benefitting from an ICW 10-year structural building warranty
- Spacious living accommodation for aspirational living and entertaining
- Solid oak flooring to all living dining kitchen spaces

Kitchen

- Bespoke cabinets with handmade doors and panels
- Stone worktops
- Integrated appliances throughout (all included)

Bathrooms and Heating

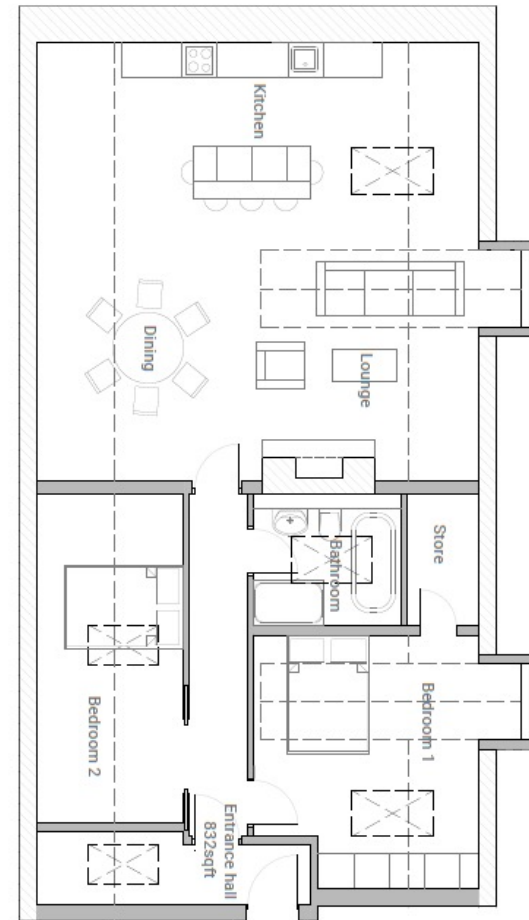
- Bespoke furniture to all bathrooms
- Thermostatic showers in all bathrooms
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Security

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- Lighting to all driveways and parking areas

Exterior and site

- One private parking space per apartment
- Four additional shared parking spaces







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BROADER HISTORICAL CONTEXT

A HERITAGE ASSET WITH AN IMPORTANT HISTORICAL ROLE

Compstall is unusual, if not unique, amongst early mill developments. It was a rural backwater, when, in 1794, George Andrew first identified it as a site for a printing works. It quickly expanded to carry out bleaching, dyeing and printing on the same site and this was followed by both spinning and weaving mills and a whole community was built to work in this industry, with housing being offered at favourable rents. Not only was the complex unusually integrated for its time, it even had its own coalmine and a private canal, distinct from the national network.

The Andrew family were paternalistic employers and either built or subsidised facilities for the community such as churches (both Anglican and Methodist), a community reading room, a school and a social club. The community was relatively isolated which was partly why the mill owners had provided such amenities. There were several shops in the village where goods or provisions could be purchased but George Andrew was inspired to bring the idea of co-operation to Compstall.

The Rochdale Pioneers had opened their first shop in 1844 to provide affordable food and provisions. They created both the values and the principles that underpin the modern co-operative movement. Seven years later, in 1851, the mill owner, Charles Andrew, George's son, was the driving force in forming the Compstall Co-operative Industrial Society (CCIS), initially called the Compstall Joint-Stock Provision Company. Business started with capital of £207 and there was a turnover of £2630 in the first year of trading. This yielded a profit of £51 and as a result, a dividend of 4 old pence in the pound was paid to members. The membership subscription was £1 but the company was willing to pay this then recoup it by deducting 6 old pence per week from an employee's wages. Charles was the first president of the Society. In 1863 the rules changed and anyone could become a member on payment of one shilling.

Shop premises were rented on the Ludworth side of the river Etherow. That shop was known as the "teapot" because it displayed a teapot over the door. After it became the Co-op central stores, it continued to be known by its nickname and it was not uncommon to hear "Wheer art goin', lad?" and the reply, "Deawn to th' Taypot."

RESTORE

YOUR PIECE OF HISTORY

Business flourished and between 1851 and 1936 eight CCIS branches were opened in the surrounding villages. What had started as a grocery, buying in bulk and selling in small quantities, eventually provided from 'cradle to grave', selling amongst other things, drapery, coal, shoes, banking services, a collective life assurance business, tailoring and funeral services. Cultural, educational and social opportunities were also provided.

This post WW1 advertisement sums up the key advantages of being a member:

"The same goods at the same price plus a dividend

Free Insurance for Every Member or Husband or Wife of every Member

Join now and obtain the benefit of Mutual Trading"

It is no exaggeration to say that Compstall Co-op was the cornerstone of the community. Outside working hours, it was the most important institution for the whole village. To commemorate its golden jubilee in 1901, an education fund was set up and a fête and gala was held on August 10th on fields near Rose Hill station. Bands from Compstall, Marple, Romiley and High Lane paraded from their villages to Rose Hill, followed by members of the Society and their families, carrying flags and banners. At its height, eight thousand people gathered on the field. Refreshments and children's entertainers were provided and the gala ended with dancing.

After WWII, society began to change. Larger shops and supermarkets opened and in 1965, CCIS became part of Stockport Co-operative Society. Over the next few years all the branches except Marple closed down. Nevertheless, for over 100 years, the CCIS had an all-encompassing influence on the people of Compstall and the surrounding districts. "The Teapot" was the heart of the community.

*Hilary Atkinson
Marple Local History Society
7th May 2021*



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RESTORE

YOUR PIECE OF HISTORY

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