

DEVELOPMENT OPPORTUNITIES

SUMMER 2016

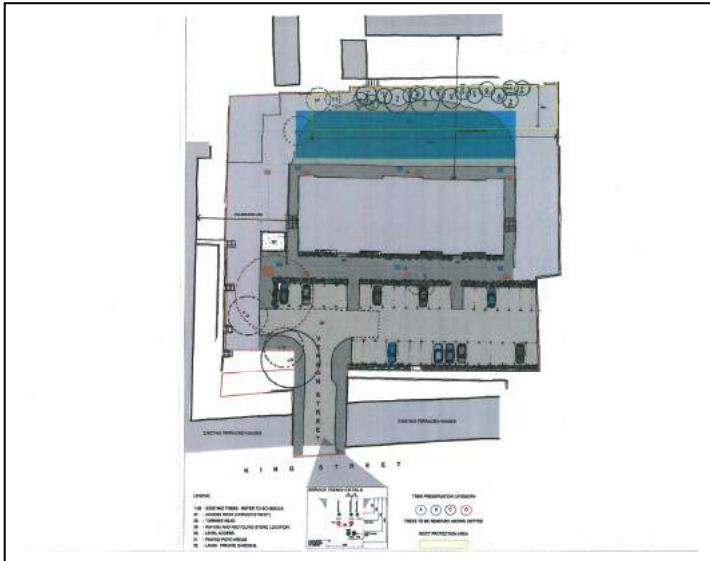
LAND AND BUILDINGS
OFFERING DEVELOPMENT
POTENTIAL

0161 833 9797
www.wtgunson.co.uk

LAND AT VERNON STREET, ASHTON UNDER LYNE

The property is at the end of Vernon Street and is the site of the former Conservative Social Club. The land is currently vacant, the club premises having been demolished. The site is in a popular residential area close to Ashton under Lyne Town Centre.

C15/00063/FUL. Planning consent is expected for the erection of 24 two bed apartments in one three storey block rising to four storeys with accommodation in the roof space. Landscaping and parking for 36 cars.



Price: £495,000

78 PEEL LANE, HEYWOOD, OL10 4UD

The property comprises a rectangular plot of land, flat and cleared of buildings. Measurements taken from Google maps, indicate a site area of 0.56 acres. A planning consent has been granted for the erection of 7 two bed apartments and 13 three/four bed houses. See application numbers: 13/00128/FUL and 13/00125/FUL



Price: £395,000

**FORMER ADMINISTRATION BLOCK, CHERRY TREE HOSPITAL, DIALSTONE LANE,
STOCKPORT SK2 6AU**

The property comprises a former hospital administration block which is a detached double storey period building of brick construction beneath a pitched slate roof. In addition, there is some land to the rear of the property. The site has an area of approximately 0.63 acres (0.25 hectares). The existing building has an area of approximately 8,000ft².

The site has planning permission for conversion of the former hospital administration block into 12 apartments (a mix of 1 and 2 beds) plus erection of 3 new build town houses (4 beds) together with associated parking and landscaping areas.

Please note there is a requirement under the planning for three affordable homes and a £28,000 public space contribution. Planning Reference DC/058756.

<https://interactive.stockport.gov.uk/Stockport.PlanningApplicationDocumentViewer/mvmedrms.aspx?DCNumber=DC/058756>

Asking Price: CURRENTLY UNDER OFFER



LAND AT FIELDING STREET, MIDDLETON M24 8BG

The property has a long frontage to Fielding Street, it extends to just over 2 acres and is set on a gentle slope. Outline planning consent was granted in June 2012 for the erection of 49 houses. It is understood that planning has now lapsed but there would be no fundamental objection to residential development on this site. Interested parties are encouraged to make the usual enquiries. Planning application number 12/D55342.

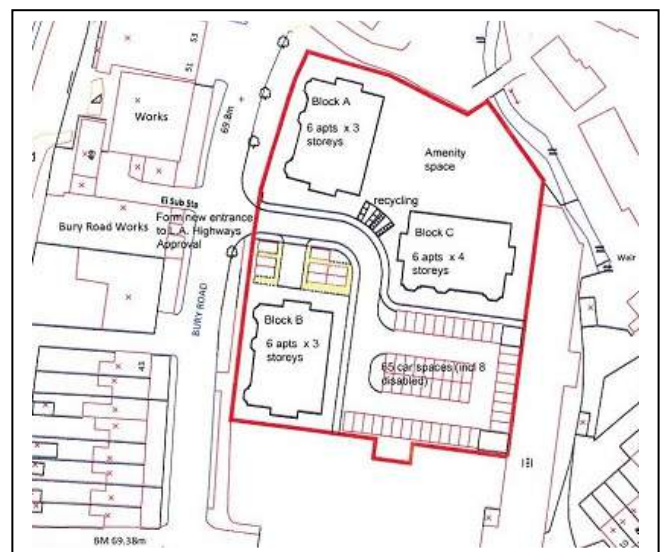


Price: The site is available at £1million.

BURY ROAD, RADCLIFFE, MANCHESTER

The site is roughly rectangular in shape, flat, cleared of buildings and extends to approximately 1.45 acres or thereabouts. A planning application for 60 apartments has been submitted and validated. A decision is expected August 2016. Offers on a subject to planning basis will be considered.

Price: Offers invited around £950,000



SITE OF FORMER SPRINGHEY MILL, HUDDERSFIELD ROAD, OLDHAM

The site is rectangular in shape, relatively flat and extends to 0.84 acres of thereabouts. The land is cleared of buildings. There is no existing planning consent but the land is considered suitable for either residential or commercial use. Offers on a "subject to planning" basis are invited.

Price: £500,000



GREEN LANE, ECCLES, MANCHESTER M30 0YD

The site is currently used as a vehicle depot/storage yard. The site is level and fully surfaced. The overall site area is approximately 1.65 acres. Further accommodation might be available. Details available on request. The site may suit alternative uses ie residential or a varied industrial use (STPP).



Price: UNDER OFFER

OLDHAM ROAD, NEWTON HEATH, MANCHESTER M40 2JL

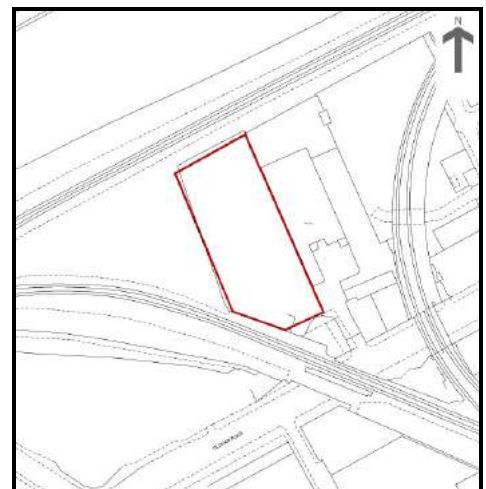


The property comprises an attractive former Co-op building which has in recent years been converted to provide various ground floor retail units. The property is situated on a site of approximately 0.5 acres. The property has planning permission (reference 082859/FO2007/N1) for the erection of a part 10, part 6, part 5 storey building behind retained façade of Rosedale Building to form 114 x one, two and three bedroom flats, and class A1 (retail) 568m² of floor space at ground level with associated basement parking and landscaping.

Price: CONTRACTS NOW EXCHANGED

LAND ADJACENT TO 497 OLDHAM ROAD, MILES PLATTING M40 5AA

The property comprises a 0.9 acre storage yard. The property has planning consent for an aggregate production facility for inert construction demolition and excavation waste, with associated storage of recycled aggregate (Planning Reference - 097170/WST/2011/N1). The yard has mains services including water and electric. May suit alternative uses (STPP).



Price: £395,000

KNOLL COURT, WELLINGTON ROAD, GREENFIELD, SADDLEWORTH, OLDHAM

Situated on the edge of the National Park and with attractive canal and river facilities nearby, the property comprises a rectangular site extending to approximately 8,000ft².

The current mill premises on the site is in disrepair and the local authority have indicated that there wouldn't be any resistance to demolition and redevelopment.

Potential for retirement apartments – approximately 50 units.

Price: Offers invited



KING STREET, OLDHAM OL8 1EU



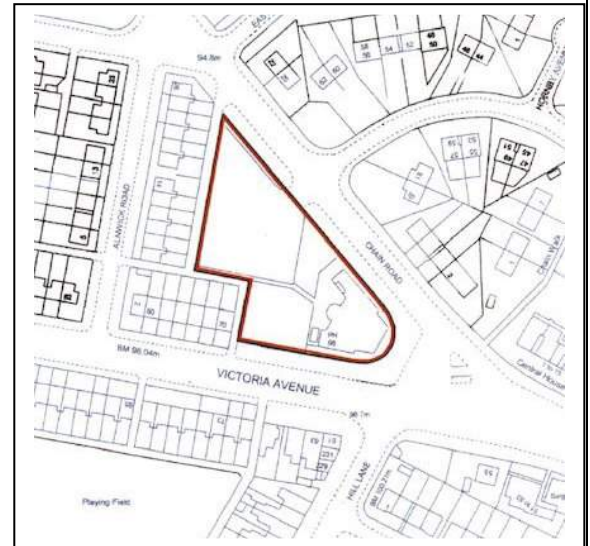
Currently a former Riley's Snooker Hall, let out and producing approximately £33,000 per annum but with planning consent for 126 apartments, offices, retail and car parking. May suit hotel/student accommodation (subject to planning). Existing lease is outside the Act and with landlord break options at 6 months notice. Site area approximately 0.44 acres.

Price: CONTRACTS NOW EXCHANGED

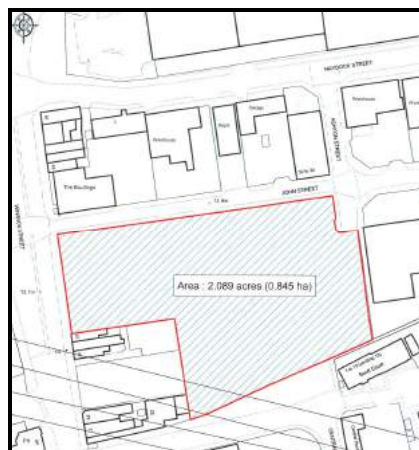
VICTORIA MEADOWS, VICTORIA AVENUE/CHAIN ROAD, BLACKLEY M9 0RE

The property comprises a flat, cleared plot ripe for immediate development (STP). There is a lapsed planning consent for 7 four bed houses, 3 three bed houses and 20 two bed apartments. Enquiries of the Local Authority suggest that there would be no fundamental objection to renewing the consent. Alternative uses including nursing home, medical/pharmacy use etc are also considered appropriate (STP).

Price: £600,000



JOHN STREET/WINWICK STREET, WARRINGTON WA2 7UB

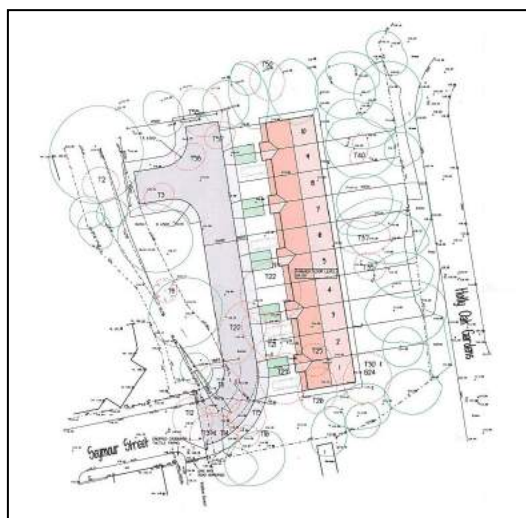


2.1 acre site with planning consent for the erection of a new build, 6 storey building comprising 284 apartments together with commercial accommodation at ground level and associated car parking. Planning consent was granted in October 2007, development works commenced but construction works ceased in 2008. It is understood that existing completed sub structure foundations could accommodate a revised proposal for an alternative scheme subject to planning.

Price: CURRENTLY UNDER OFFER

THE BROOKLANDS, HEYWOOD

Around 0.5 acres of secluded garden land in a popular residential area containing a variety of property types. The land is flat and, we understand, never previously built on. Outline planning (Application Reference No 14/00375/OUT) has been granted for a terrace of ten houses – there is no Section 106 Agreement. **Price: Offers around £290,000 – UNDER OFFER (But enquiries still invited)**



FORMER POLICE STATION, HALL LANE, BAGULEY, MANCHESTER M23 1NA

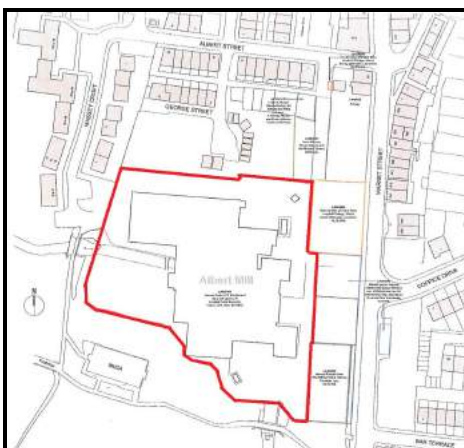


Visual - view from Hall Lane, showing front facade from Hall Lane

The property comprises the site of a former police station of approximately 0.5 acres. Planning has recently been submitted for 33 apartments and is due for approval shortly.

Price: £700,000

LAND AT ALBERT STREET, WHITWORTH NEAR ROCHDALE



Cleared development site extending to just over 2 acres. Planning consent for up to 49 houses. Rossendale Planning Reference 2012/0588. Very attractive site in a popular, semi rural location.

Prices: Offers around £650,000.

175-195 HIGGINSHAW LANE, ROYTON



Outline planning for up to 10 houses (subject to conditions).

The property comprises a cleared, rectangular site extending to approximately 1,135m². The area is of a mixed nature containing a variety of property types. Planning Application No PA/337137/15.

Price: CURRENTLY UNDER OFFER

LAND OFF SPRING STREET/GRIMSHAW LANE, MIDDLETON



The property comprises a former railway embankment and surrounding land extending to 1.13 acres (0.45 hectares) on the outskirts of Middleton Town Centre. The property may suit redevelopment subject to obtaining any change of use planning permission that may be required.

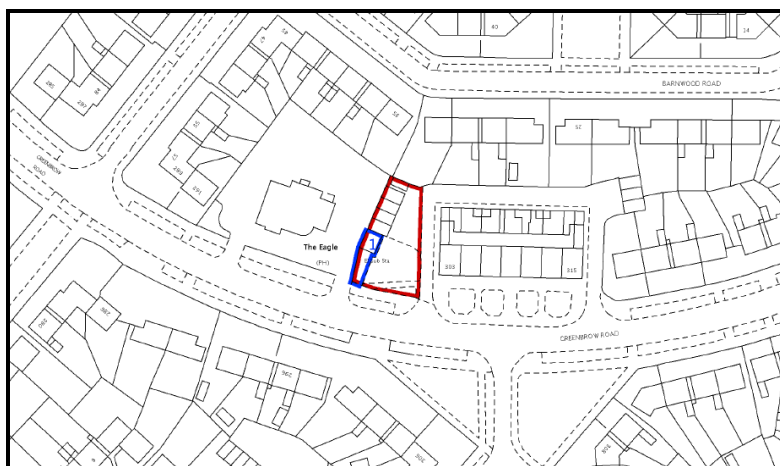
Price: £150,000

LAND ADJACENT 303 GREENBROW ROAD, WYTHENSHAW

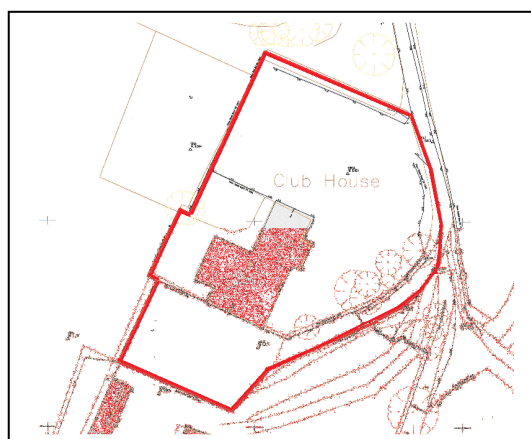
The property comprises a cleared site extending to 470 sq/m (0.116 acre). The area is an established South Manchester residential location and the site is fairly prominent fronting a busy main road location. There is no live planning consent at present. Planning permission was submitted for the erection of a 4 storey block to form 11 apartments (one x 3 bed, five x 2 bed, four x 1 bed, 1 x studio) with semi-basement parking and roof garden. This included relocation of the existing electricity sub station. Informal enquiries with the Local Planning Authority indicate that it is likely such a scheme would be approved. Copies of the plans and original planning application are available from :-

www.publicaccess.manchester.gov.uk/associateddocs/mcclist1.aspx?080234/fo/2006/s2

Price: CURRENTLY UNDER OFFER



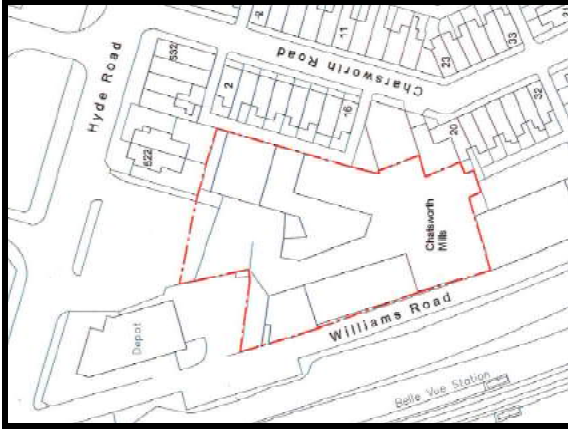
MANOR GOLF CLUB, MOSS LANE, KEARSLEY, BOLTON



Overlooking Manor Golf Club, the property is set within a 1 acre site. Plans have been drawn up for the development of a pair of semi detached houses on the footprint of the existing building. Would suit a variety of other uses subject to planning.

Price: CURRENTLY UNDER OFFER

CHATSWORTH MILL, HYDE ROAD, GORTON



Currently older style mill premises, multi let and currently producing around £25,000 per annum but an obvious redevelopment proposition. Extending to approximately 3,550 sq yds, earlier planning consents for an apartment development are now time expired.

Price: £450,000

HARTFORD MILL, OLDHAM



Derelict, Grade II Listed mill extending to approximately 250,000 sq ft on around 5 acres (a further 5 acres might also be available). Metrolink Station at entrance to site. Huge potential. Visionary owner might consider joint venture.

If interested please speak with Mark Grayshon telephone: 0161 833 9797

or email:- mark.grayshon@wtgunson.co.uk

3-5 AVONDALE ROAD, CHESTERFIELD



Former doctors surgery with pharmacy. Offering development potential. Site area approx 0.3 acres.

Price: Offers in the region of £425,000

CURRENTLY UNDER OFFER

HARE HILL MILL, HARE HILL ROAD, LITTLEBOROUGH



Very attractive development proposition close to Littleborough Town Centre where all of the usual facilities are readily available. Offering potential for supermarket use or residential/care use. Approximately 76,000ft on a site of 1.86 acres.

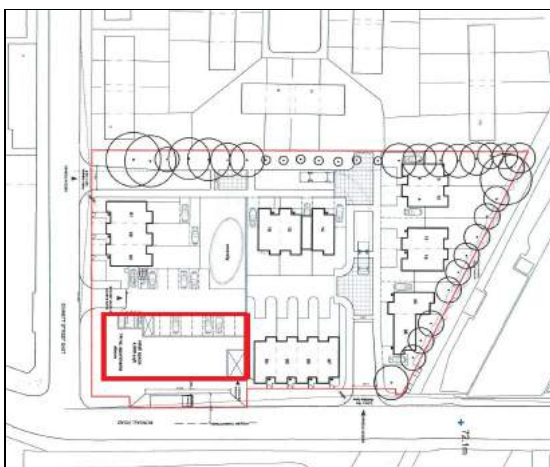
Price: £850,000
CURRENTLY UNDER OFFER
But enquiries still invited

HIGH BARN STREET AND EDGE LANE ROYTON

Close to Royton Town Centre, the property comprises a cleared site of approximately 0.5 acres. The site is largely flat and has been fenced off/secured. The site has outline planning for a mixed use development comprising a dance studio/nursery, offices and veterinary surgery. Planning was granted on 21 November 2013. Planning application no PA/334104/13.

Consideration will be given to splitting the site and selling off sections in part.

Price: Offers in the region of £345,000



MONSALL ROAD/EMMETT STREET EAST, NEWTON HEATH, MANCHESTER

Site with planning consent for 14 apartments over 4,000sq ft of retail.

Price: Offers around £295,000

PLOTS A & B, HATTERSLEY INDUSTRIAL ESTATE, STOCKPORT ROAD, HATTERSLEY SK14 3QT

The property comprises two adjoining plots of land extending to approximately 1.14 acres and 1.95 acres (total 3.09 acres) of unfenced scrub land. The site is situated to the west of Hattersley Industrial Estate and is also within close proximity to Local Authority residential housing.

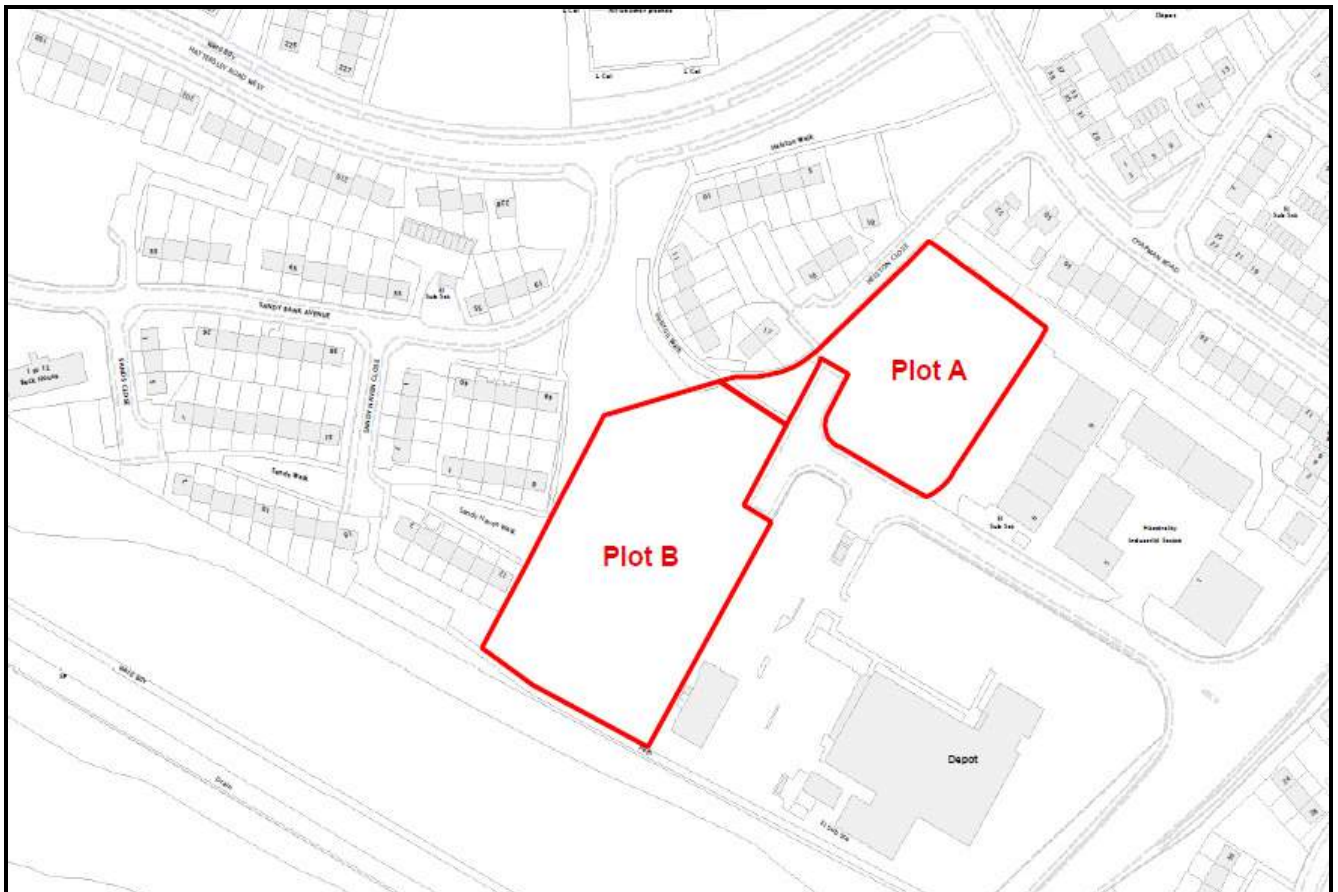
We understand that the site is currently allocated for employment land in the UDP and would be suitable for B2 (general industrial) B8 (storage and distribution) and B1 (light industrial)/offices.

Plot A - Offers in the region of £200,000.

Plot B – Offers in the region of £300,000.

Consideration will be given to the sale of the whole site or individual plots separately.

Any sale will be on the basis of a conditional sale contract requiring completion of a pre-agreed development.



FEE SHARING

Where non retained agents are able to introduce effective purchasers, we are happy to split our fees.

For further information please speak to

Mark Grayshon

mark.grayshon@wtgunson.co.uk

Or

Neale Sayle

Neale.sayle@wtgunson.co.uk

WANTED

Any development propositions, interesting buildings for conversion etc.

Telephone Mark Grayshon on 0161 833 9797

(Email: mark.grayshon@wtgunson.co.uk)

for sales and marketing advice

or to discuss joint venture opportunities