

DEVELOPMENT OPPORTUNITIES

MARCH 2018

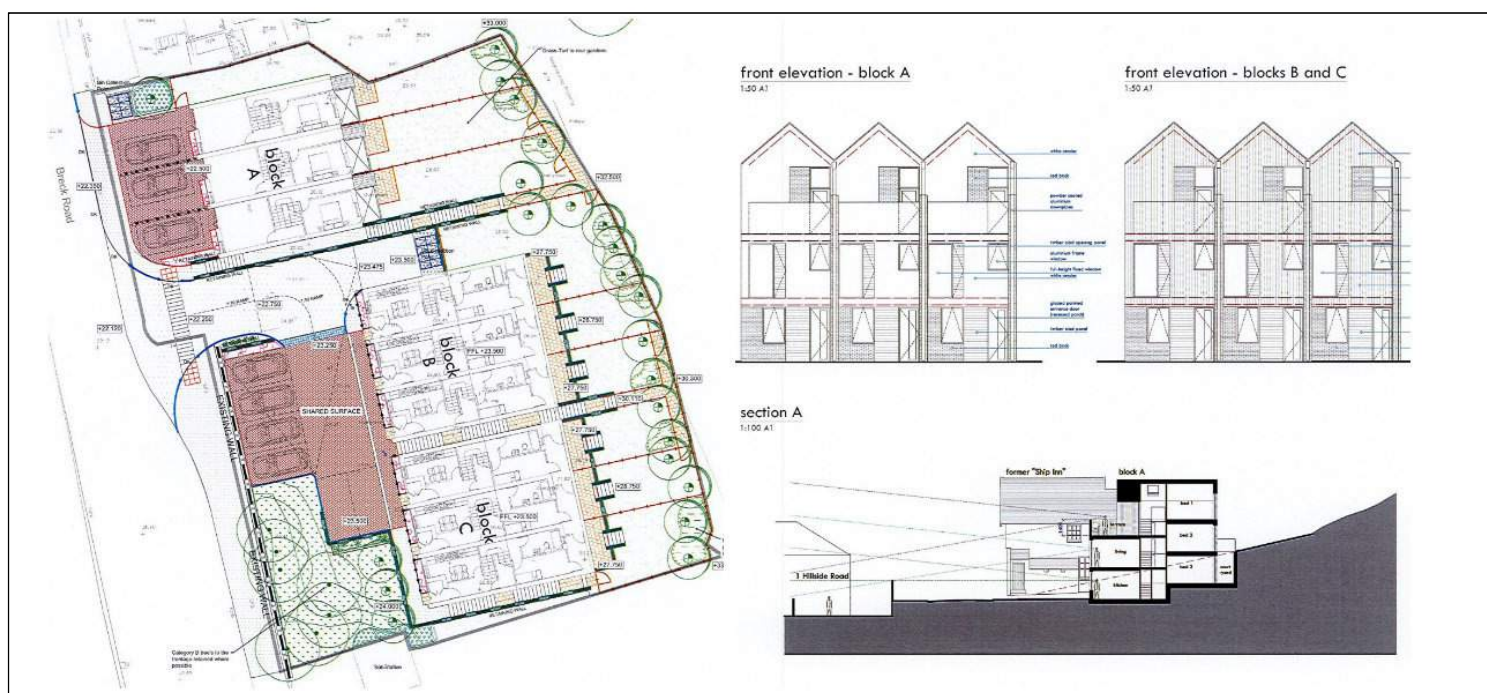
LAND AND BUILDINGS
OFFERING DEVELOPMENT
POTENTIAL

LAND ADJACENT TO THE SHIP INN, 208 BRECK ROAD, WALLASEY VILLAGE CH44 2ED

The site is situated in a very pleasant residential area adjacent to "The Breck", one of the last remaining open spaces on the Breck Ridge. An irregular shaped plot (0.16 Ha) with a long frontage to Breck Road and a gentle slope to the rear.

Planning consent was granted on 15 February 2018 for the erection of 9 new dwellings and associated landscaping. Planning Application Number APP/17/01009.

The properties are in three blocks of three, each of three storeys and comprising three bed, two bath accommodation. Full drawings are available.



PRICE: The site is available at £450,000

177-179 MAULDETH ROAD, FALLOWFIELD

The site is located on the northern side of Mauldeth Road and overlooks Ladybarn Park in the popular Fallowfield area of South Manchester. The property comprises a roughly rectangular plot of land, cleared of buildings and ripe for development. The site area extends to approximately 0.2 acres.

Planning consent has been granted for the erection of 12 new build apartments in a single block. Planning granted on 13 October 2017 - Planning Application Reference No 115289.

The consent allows for 10 two bed apartments varying in size from 61m² up to 70m². In addition, there is consent for 1 three bed, two bath apartment and 1 two bed, two bath apartment on the third (top) floor of the development. The three bed apartment extends to just under 100m², the two bed apartment extends to 91m². Externally there are landscaped grounds with 12 car parking spaces.

PRICE: The site is available at offers over £600,000.



LAND ON SOUTH SIDE OF CALVERT STREET, SALFORD

The site comprises a small narrow plot of land of approx 3,000ft (0.07 acre). Possibly suitable for advertising hoarding/car parking (subject to planning).

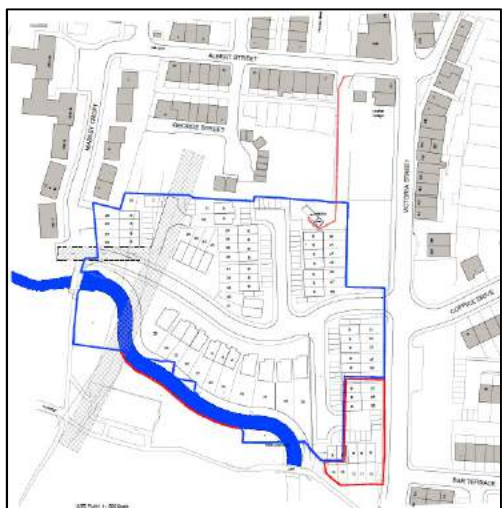
PRICE: Offers in the region of £25,000.



MARKET STREET, WHITWORTH, ROCHDALE

Cleared site in a popular residential area. Outline planning consent for 49 houses on a site extending approximately 2.5 acres or thereabouts.

PRICE: Available at £1.5million



2-8 CHURCHGATE, STOCKPORT, SK1 1YA

The site is located on the south side of Churchgate in Stockport Town Centre. The property comprises a site of approx. 0.16 acre with planning for demolition of the existing buildings and erection of a 3 to 5 storey building accommodating 22 apartments and 2 commercial units.

Planning Reference DC/055165. The apartments consist of 18 two beds and 4 duplex three bed apartments. We understand that the Local Planning Authority will give consideration to converting the retail units to residential use on a subject to planning basis.

SECTION 106 – A sum of £35,183.59 is payable towards the cost of providing, improving and maintaining open space and casual/children's play areas for the benefit of the occupants of the Development and of the public.

PRICE: Offers in the region of £450,000 "CURRENTLY UNDER OFFER"



6 ELIZA ANN STREET, ECCLES M30 0GL

The property comprises a detached workshop and office premises together with a secure yard/parking area.

The workshop/office premises is of brick construction beneath a pitched tiled roof and has accommodation arranged as ground floor workshop with offices on the first and second floors. The property may suit residential redevelopment – STP. The building is 651.30m² (7,011ft) and the site area is approximately 0.24 acre.

PRICE: Offers in the region of £550,000



137 THE ROCK, BURY BL9 0ND

A town centre retail development opportunity opposite the new development The Rock Shopping Centre. The property comprises a substantial former public house with accommodation over three floors and a single storey extension to the rear. The first floor provides kitchen accommodation and several office and storage rooms. The second floor provides shell accommodation offering development potential.

PRICE: Offers in the region of £325,000



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 that a renewed consent is currently being documented. Interested parties are encouraged to make the usual enquiries.

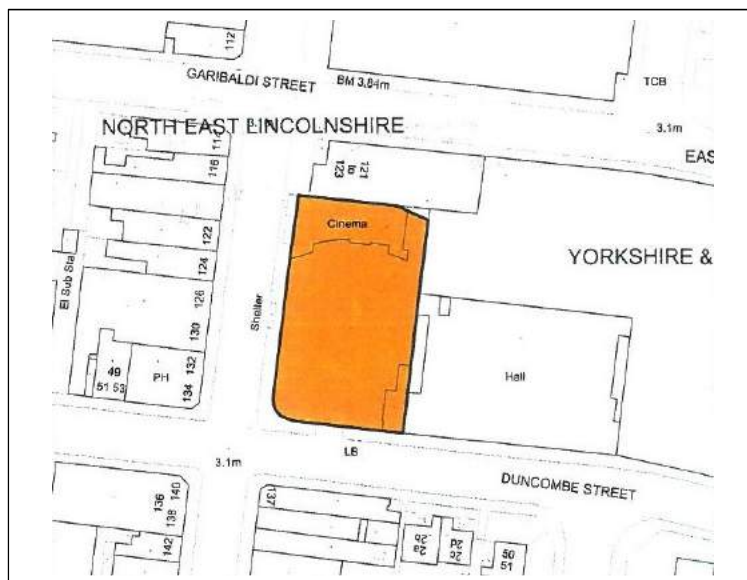


PRICE: The site is available at £1million

FORMER ODEON CINEMA, 125-135 FREEMAN STREET, GRIMSBY DN32 7AP

Substantial former cinema premises. Existing property in poor repair but offering undoubted redevelopment potential within a busy Town Centre location.

PRICE: Unconditional offers in excess of £200,000



KING STREET, OLDHAM OL8 1EU



Currently a former Riley's Snooker Hall, let out and producing approximately £33,000 per annum. Lapsed planning consent for 126 apartments, offices, retail and car parking (expired December 2015). 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.

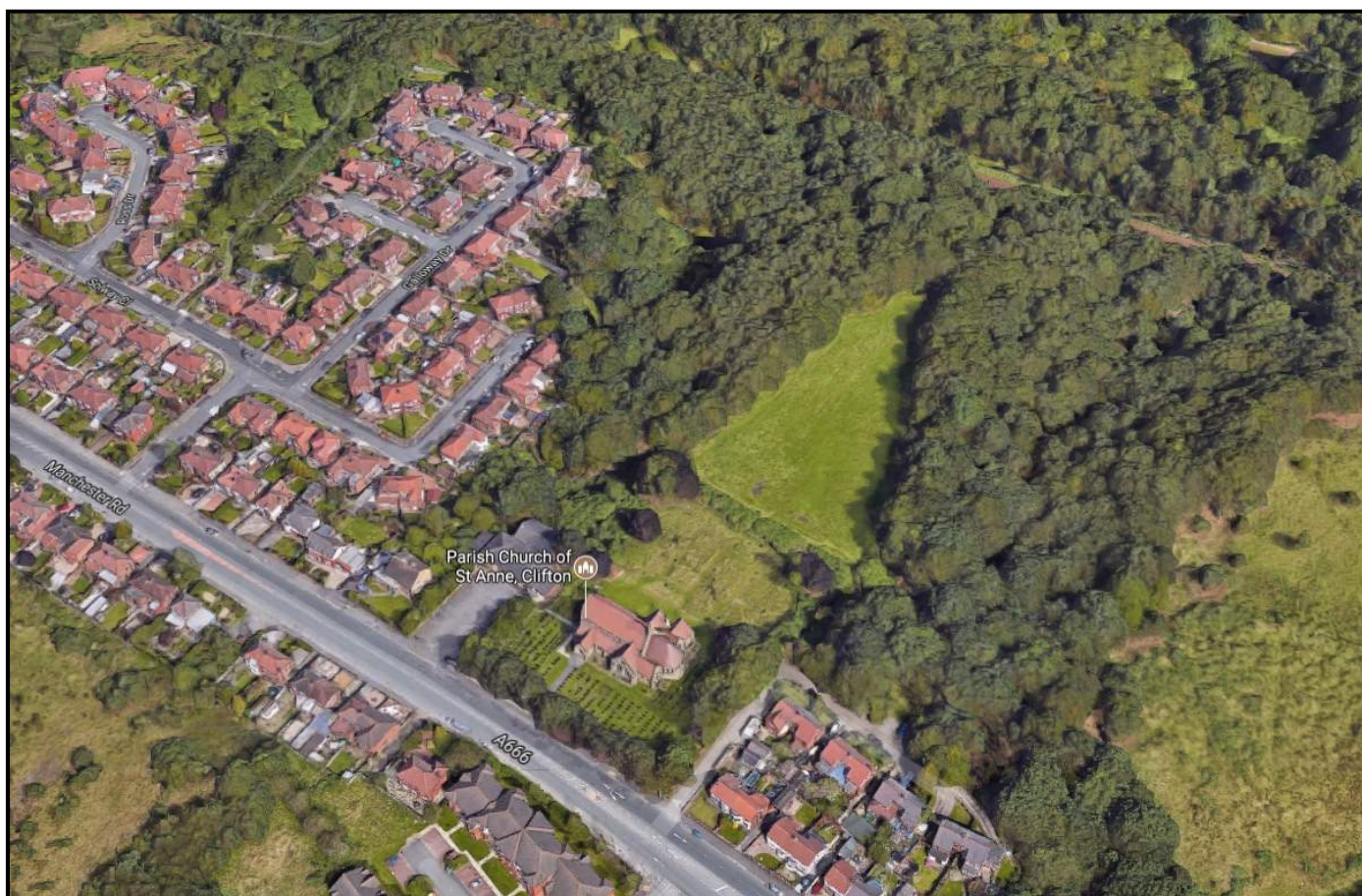
PRICE: £1.5million

LAND TO REAR OF ST ANNE'S CHURCH, CLIFTON, MANCHESTER

The property is located on the north east side of Manchester Road (A666) in Clifton, Salford, Greater Manchester. The site is situated within close proximity to Junction 16 of the M60 motorway which is less than ½ mile south east.

The property comprises an irregular shaped site of approx. 7 acres of Greenbelt land situated to the rear of St Anne's Church and borders a local housing estate. The site does include some woodland and is surrounded by woodland.

PRICE: Offers in the region of £75,000

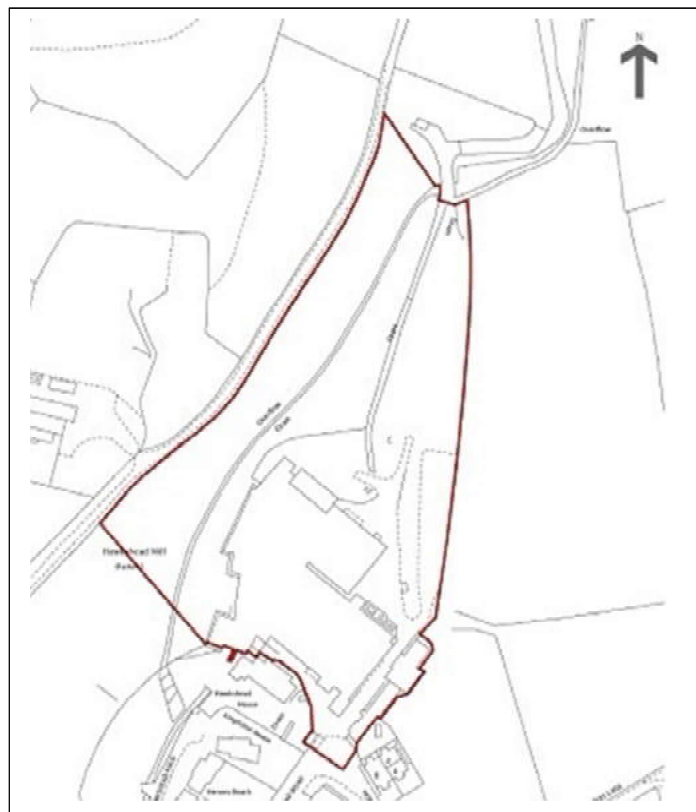


HAWKSHEAD MILL, HAWKSHEAD ROAD, GLOSSOP SK13 7ST

The property comprises the site of a former cotton mill which has now been demolished and cleared from the site. The site has an approximate area of 5 acres with a potential developable area of approx. 2.7 acres.

Immediately to the east and north of the site is Greenbelt and to the west is countryside. There are some trees within and around the site, although we understand none are protected by a tree preservation order. It should also be noted that there is also a culvert that runs through the site.

An outline planning application has been submitted for redevelopment of the site to provide 31 dwellings Application No HPK/2014/0573. We understand this has been approved in principle by the Local Planning Department but it is subject to negotiating a Section 106 Agreement. Further information is available on request.



Not to scale for identification purposes only

PRICE: Offers in the region of £1.95million - UNDER OFFER

PARKFIELD HOLY TRINITY PARISH CHURCH, MIDDLETON

The property comprises an attractive former church premises of traditional stone construction beneath a pitched slate roof. The property sits on a site of approx. 0.75 acre. We are informed that the Local Planning Department have a preference for the building to be used for a D1 use and that a period of marketing should take place before any residential uses are considered. However, initial discussions have indicated that conversion to two dwellings is likely to be acceptable.



PRICE: Offers in the region of £175,000 - UNDER OFFER

BACUP CHRIST CHURCH, BEECH STREET, BACUP



The property comprises a substantial Grade II listed former church building on a site of approx. 0.34 acre. The church was originally built in 1854 as a place of worship and is of stone construction beneath a pitched slate roof. The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc.

Alternative uses may be considered on a subject to planning basis. Further enquiries to be made direct with the Local Planning Authority.

The land to the north of the church has received planning permission for residential development. A condition of the approval is that off-road parking for nine cars is to be provided by the developers on an area immediately adjacent to the church, for use by the occupiers of the church property.

PRICE: Offers in the region of £125,000

BACUP ST SAVIOURS PARISH CHURCH

The property comprises a substantial Grade II listed former church building plus a former Sunday School building on a site of approx. 0.92 acre. The church was originally constructed around 1870 as a place of worship and is of stone construction beneath a pitched slate roof. Adjacent to the church is a former Sunday School building again of stone construction beneath a pitched slate roof.



The property has a D1 planning consent (Place of Worship). We understand the Local Planning Authority would prefer an alternative to residential use however this may still be considered. A planning application was submitted in 2010 for residential (Planning Application No 2010/0605-Rossendale Planning Department) and was refused but we understand a residential scheme may still be considered. Further enquiries to be made direct with the Local Planning Authority Tel: 01706 252580.

PRICE: Offers in the region of £95,000 UNDER OFFER

HEYWOOD ALL SOULS CHURCH, ROCHDALE ROAD EAST, HEYWOOD



The property comprises a substantial Grade II listed former church building of stone construction beneath a pitched slate roof. The property sits on a site of approx. 0.90 acre. The property has planning for a D1 use (Place of Worship). Under this use, the property could also be used as a nursery, training centre, clinic use etc.

Alternative uses may be considered on a subject to planning basis. Further enquiries to be made direct with the local authority.

PRICE: Offers in the region of £95,000 UNDER OFFER

HEYWOOD ST JAMES, TOWER STREET, HEYWOOD

The property comprises a substantial Grade II listed former church building originally constructed in 1838. The property sits on a site of approx. 1.16 acres.

The property has planning for a D1 use (Place of Worship). Under this use, the property could also be used as a nursery, training centre, community centre, clinic use etc. Alternative uses may be considered on a subject to planning basis. Further enquiries to be made direct with the local authority.

PRICE: Offers in the region of £135,000 UNDER OFFER



CRAWSHAWBOOTH ST JOHN, 512 BURNLEY ROAD, CRAWSHAWBOOTH, ROSSENDALE



The property comprises a substantial Grade II* listed former church building on a site of approx. 1 acre. The church was originally built circa 1890 and is of stone construction beneath a pitched slate roof.

The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc. Alternative uses may be considered on a subject to planning basis. Further enquiries to be made direct with the Local Planning Authority.

PRICE: Offers in the region of £75,000 UNDER OFFER

ST LUKES CHURCH, BUCKLEY STREET, CHADDERTON, OLDHAM



The property comprises a substantial Grade II listed church building of stone construction beneath a pitched slate roof.

Internally, the accommodation is largely open plan in layout with many traditional features including pillars, archways and stained glass windows.

Externally, there is some on-site parking and additional land with a site area of approx. 0.6 acres.

The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc. Alternative uses may be considered on a subject to planning basis. Further enquiries to be made direct with the Local Planning Authority.

PRICE: Offers in the region of £125,000

SMALLBRIDGE ST JOHN, VICARAGE DRIVE, JUST OFF HALIFAX ROAD, ROCHDALE



The property comprises a substantial Grade II listed former church building. The property was originally built in 1834 and is of stone construction beneath a pitched slate roof.

The property sits within a large church yard, but it should be noted that only a small section of land is included as part of the sale.

The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc. Alternative uses may be considered on a subject to planning basis.

Further enquiries to be made direct with the Local Planning Authority.

PRICE: Offers in the region of £90,000

General information

Restrictive covenants and Pastoral (Church Buildings Disposal) Scheme

Restrictive covenants will be included in the transfer of the property to ensure that the approved development is carried forward. Further details of these are available from the agents.

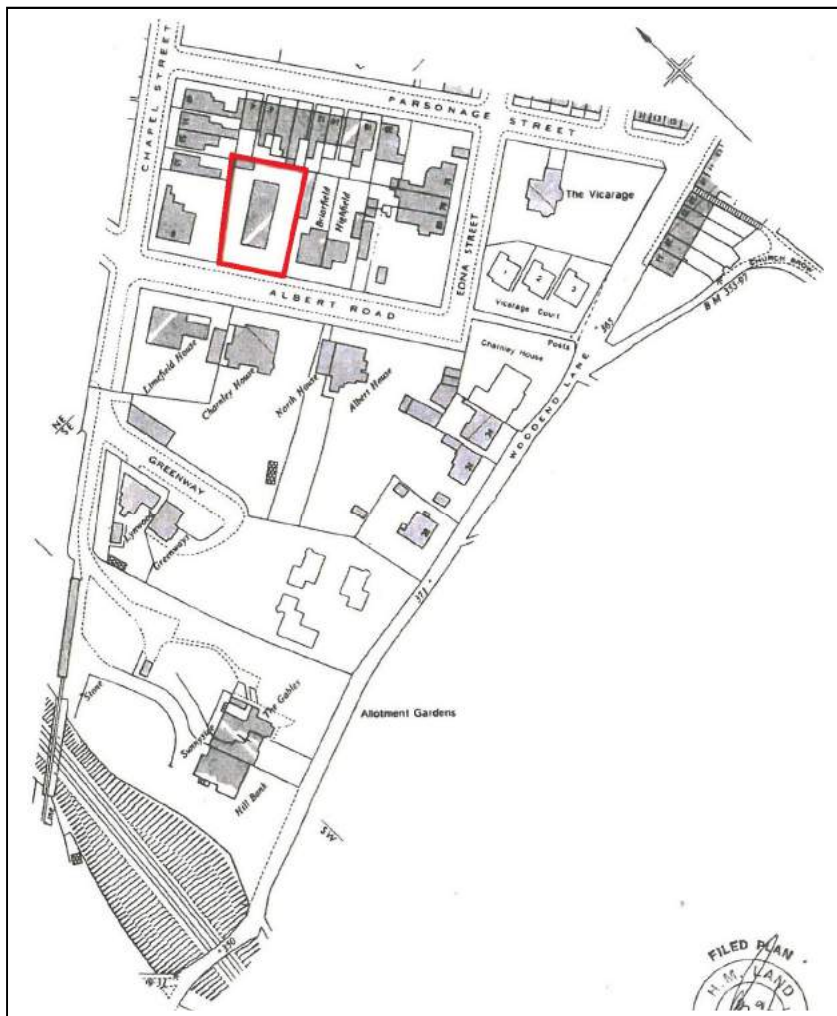
A closed Church of England church is sold under special legal provision - a Pastoral (Church Buildings Disposal) Scheme is the legal document empowering the Church Commissioners to sell a closed church for a specific use. The sale of the church would, therefore, be subject to the making of such a scheme following public consultation. Further details about the procedures involved may be found on the Commissioners' web-site at www.ccpastoral.org.

FORMER SCOUT HUT, ALBERT ROAD, HYDE, CHESHIRE

The property comprises a purpose built scout hut but which offers potential for a variety of alternative uses.

Subject to obtaining an appropriate planning consent, the site offers undoubted potential for redevelopment.

Internally the existing building extends to approximately 1,875ft², comprising a large hall, offices, kitchen and WC. facilities. The site extends to approximately 0.25 acre.



PRICE: CURRENTLY UNDER OFFER

Although offers on a conditional basis will be considered, our client's preference is for a sale not conditional upon getting planning consent for redevelopment.

GOYT MILL, UPPER HIBBERT LANE, MARPLE STOCKPORT SK6 7HX

A substantial multi let mill investment with conversion/development potential subject to planning. Situated in an attractive location, the property fronts onto the Macclesfield Canal and overlooks Marple Golf Course with panoramic views across the valley including a view of the Manchester skyline.

Approximately 267,000 sq ft with a site area of 4 acres. Current rental income approx. £570,000pa (further details on request).



PRICE: Offers in the region of £6million

FIRST FLOOR, 2 BROOK STREET, MACCLESFIELD SK11 7AA

The property comprises essentially the first floor of a two storey building although it does benefit from its own private hallway at street level. Last used as a fitness centre, the space is bright and airy and offers a straightforward redevelopment proposition.

Planning consent has been granted for the extension and conversion of the space into four self contained apartments. Application No 16-0184M.



PRICE: £200,000

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: £600,000 - UNDER OFFER

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.

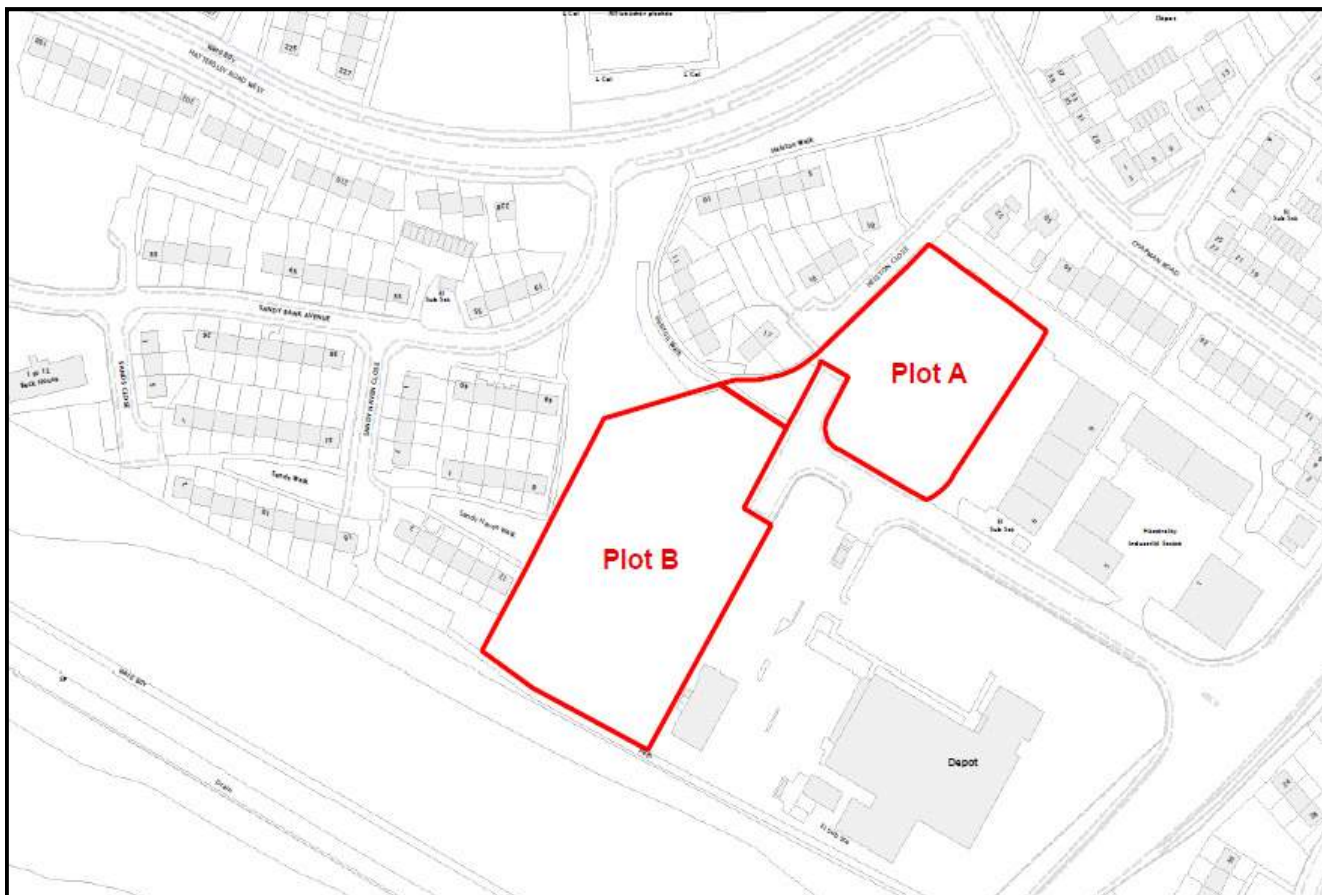
We understand that the site is currently allocated for employment land in the UDP and would be suitable for B2 (general industrial) B8 (storage and distribution) and B1 (light industrial)/offices.

Plot A - Offers in the region of £200,000 – UNDER OFFER

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

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.



CHORLEY STREET, BOLTON BL1 4AL

The site is approximately 2.1 acres and is of an irregular shape, tree lined to the north and west elevations and with the River Croal running along the southern elevation. The site is located just to the west of Bolton Town Centre.

Planning consent was granted on 18 July 2016 for the erection of 103 one and two bed apartments and 16 three/four bedrooms town houses including associated car parking and landscaping. Extensive information is available on the Bolton Council website, Planning Application No 96365/16.



122 LYTHAM ROAD, FRECKLETON, PRESTON

The property occupies a prominent position on the northern side of Lytham Road in Freckleton, a popular residential area. The site extends to 0.6 acres and comprises a roughly rectangular plot of land with a long frontage to Lytham Road. There is a semi derelict bungalow on the left hand section of the plot. The site is level and for the most part, undeveloped.

It is considered that the land offers an ideal opportunity for residential development (subject to planning).

PRICE: In excess of £250,000

SOLD



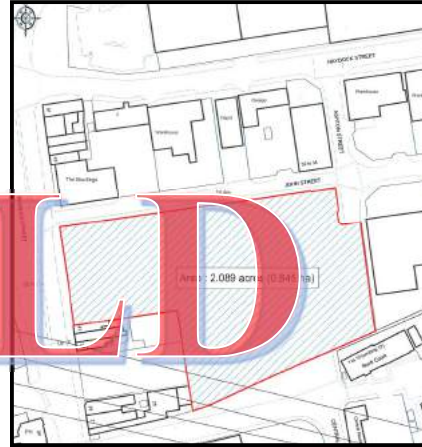
OLDHAM ROAD, NEWTON HEATH, MANCHESTER M40 2JL



SOLD

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.

JOHN STREET/WINWICK STREET, WARRINGTON WA2 7UB



SOLD

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.

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.



SOLD

140-144 TRAFFORD ROAD, ECCLES, MANCHESTER

Close to the centre of Eccles, the property comprises a cleared site of approximately 0.6 acres with part planning for four 4 bed terraced town houses. Planning Application Reference 08/56766/FUL.

We understand the Local Planning Authority would be favourable of a scheme for a further 9 houses on the remainder of the site (subject to planning).

PRICE: Offers in the region of £395,000



*** COMING SOON ***

TAMESIDE – canalside site
Application for 50 houses and
66 Apartments
£2.95million

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