

FOR SALE

RESIDENTIAL
DEVELOPMENT SITE
APPROX. 2.25 ACRES

Planning Consent For
138 Apartments And
19 Town Houses

RIDGEFIELD STREET,
FAILSWORTH,
MANCHESTER





Local Residential Development



Local Residential Development



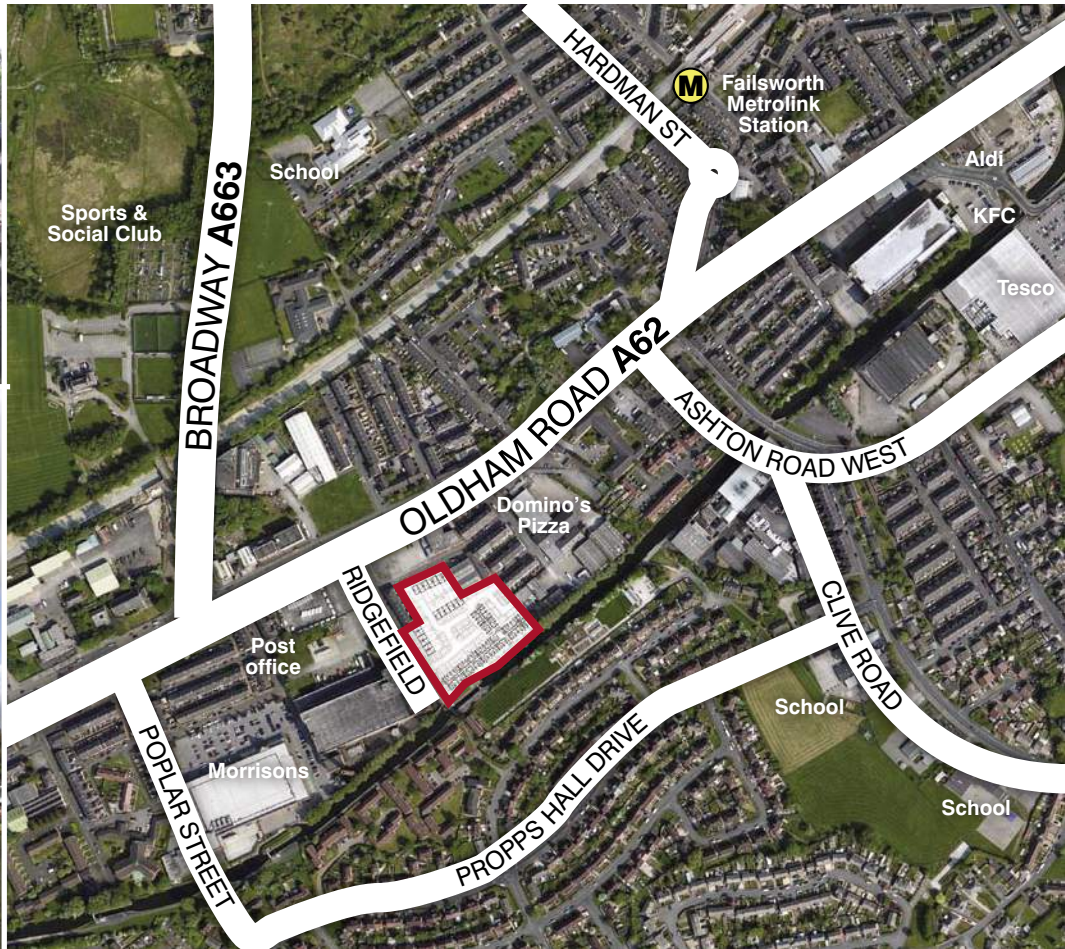
Local Residential Development

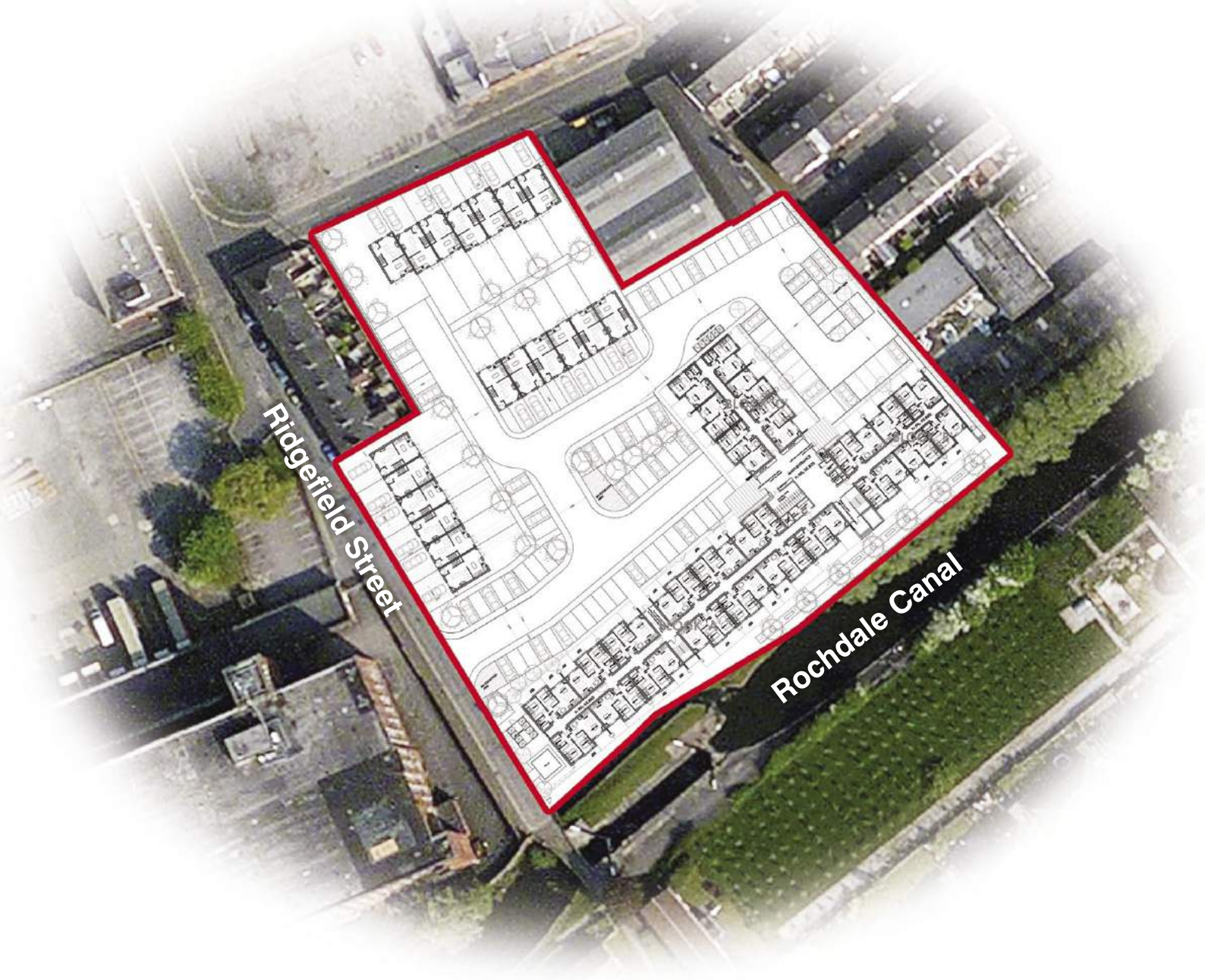


Elevation of Proposed Apartments Viewed from Rochdale Canal



Elevation of Proposed Townhouses Viewed from Ridgefield Street





Aldi Supermarket



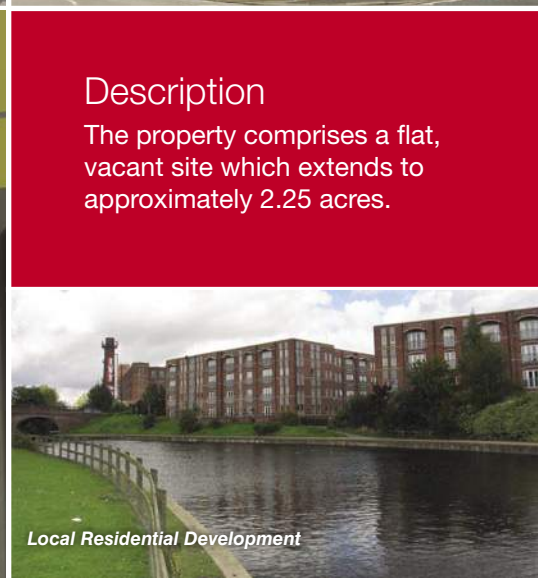
Tesco Supermarket



Morrisons Supermarket



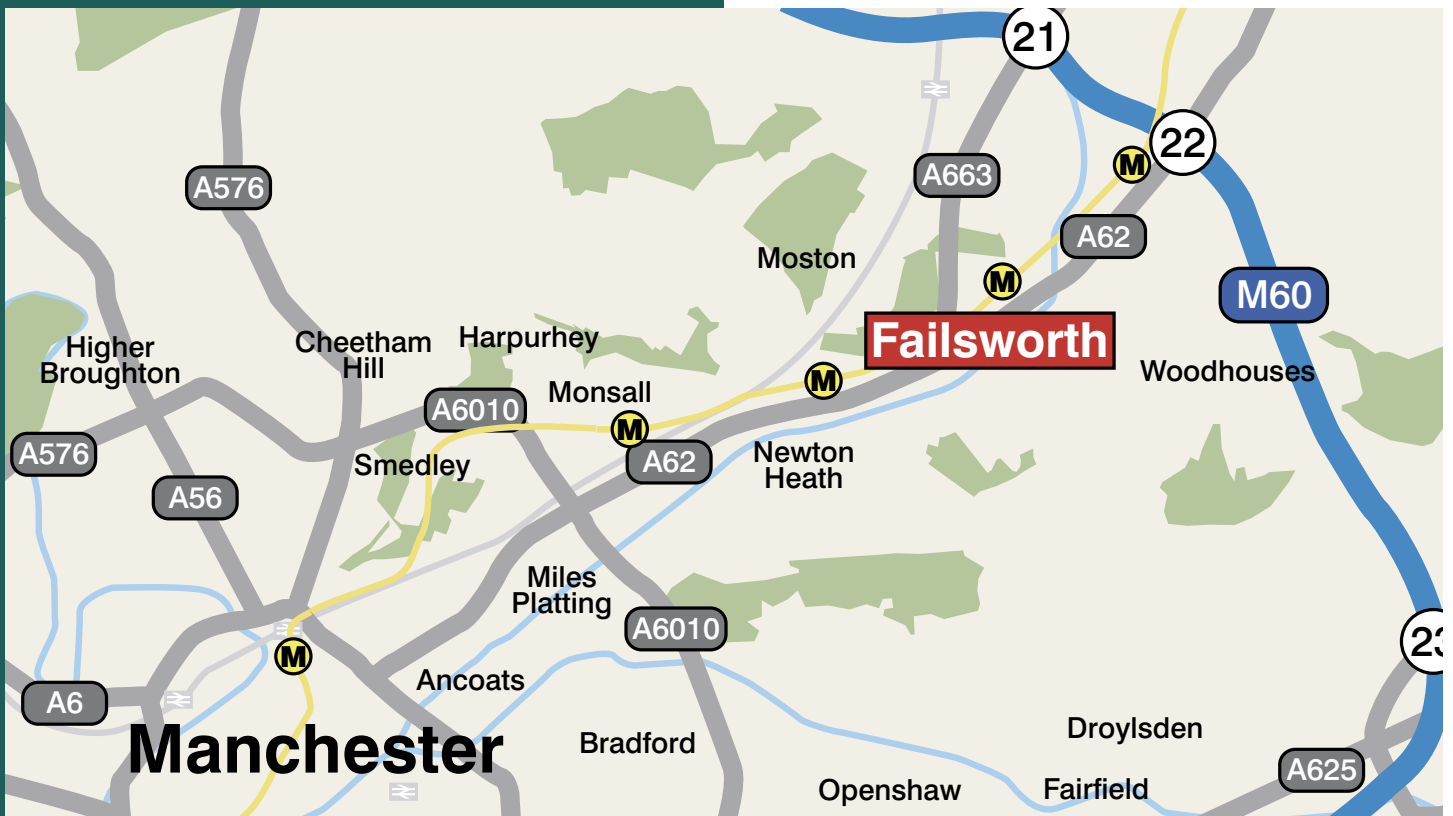
Failsworth Metrolink Station is within walking distance



Local Residential Development

Description

The property comprises a flat, vacant site which extends to approximately 2.25 acres.



Location

The site is bounded by Brookdale Street and Ridgefield Street and overlooks the Rochdale Canal in the Failsworth district of North East Manchester. Oldham Road (A62) is within a short walking distance to the north of the site. All of the usual local facilities are readily available in the area and there is easy access into Manchester City Centre which is approximately 5 miles to the south west.

Planning

Subject to a Section 106 Agreement planning consent has been granted for the erection of 157 new dwellings comprising 96 two bed apartments, 42 one bed apartments and 19 three bed two bath town houses together with associated car parking, hard and soft landscaping and associated works.

Further detail can be found on the Oldham Planning website Application Reference No. PA/338035/16.

Tenure

Believed freehold but interested parties to make the usual formal enquiries.

Price

The property is available at £2Million.

VAT

The sale will be subject to V.A.T.

Viewing

At any reasonable time of the day. Further Information from the sole agent, WTGunson 0161 833 9797.

Mark Grayshon

mark.grayshon@wtgunson.co.uk

Neale Sayle

neale.sayle@wtgunson.co.uk



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Subject to Contract. Published October 2016.

