



CGI Architect Plan



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FOR SALE

Rosedale Building
Oldham Road/
Old Church Street
Newton Heath
Manchester
M40 2JL

- Planning permission for ground floor retail, 114 flats and basement parking
- Metrolink Station within close proximity
- Fast improving location



New Local Residential Development



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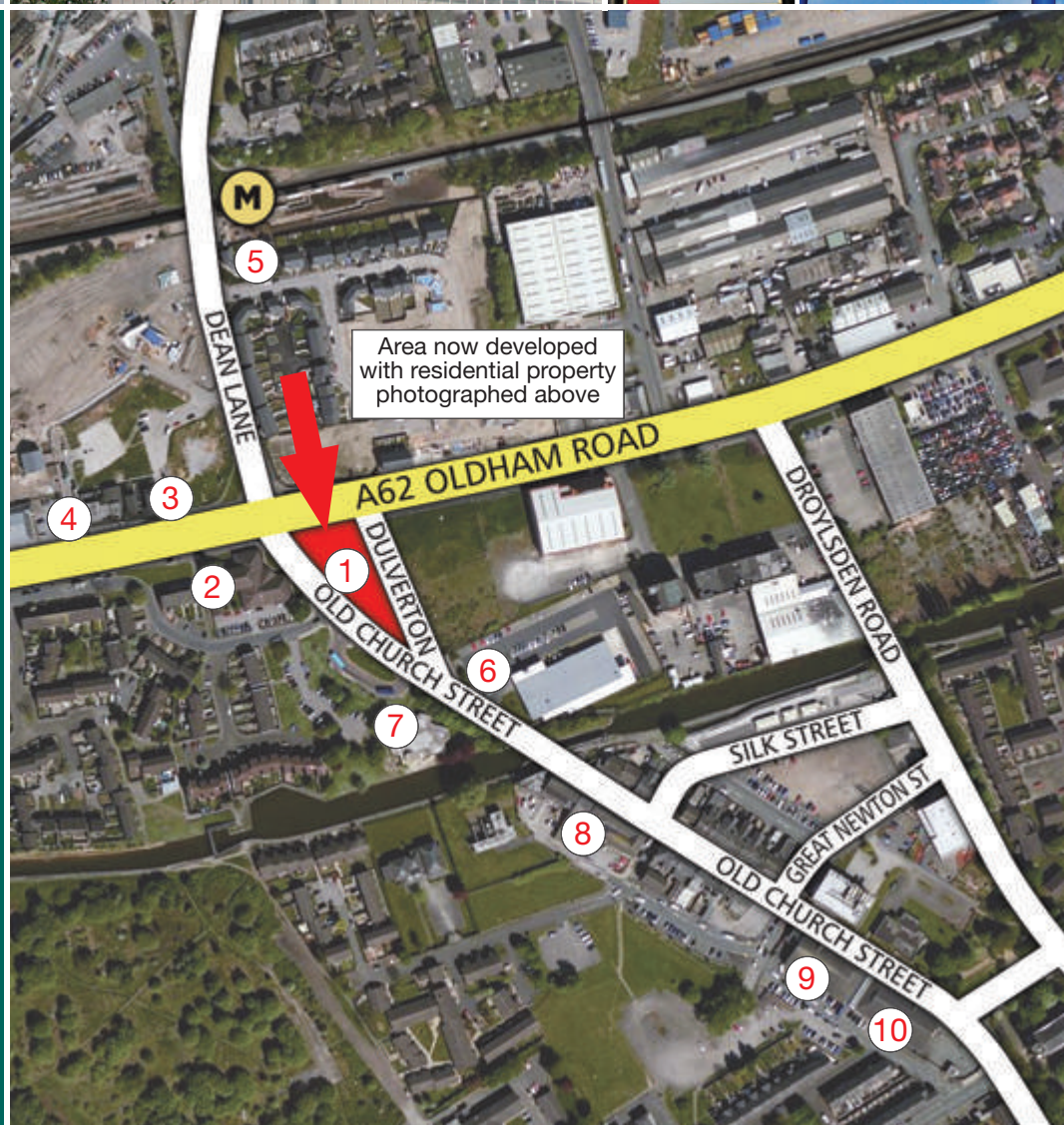


New Local Residential Development



Local Amenities

- 1 Rosedale Building
- 2 Bus Stop Route to Manchester
- 3 RBS ATM
- 4 Post Office
- 5 Newton Heath & Moston Metrolink Station
- 6 Lidl Supermarket
- 7 Newton Heath Library
- 8 Old Church Street Shopping Area
- 9 Iceland
- 10 Asda Supermarket

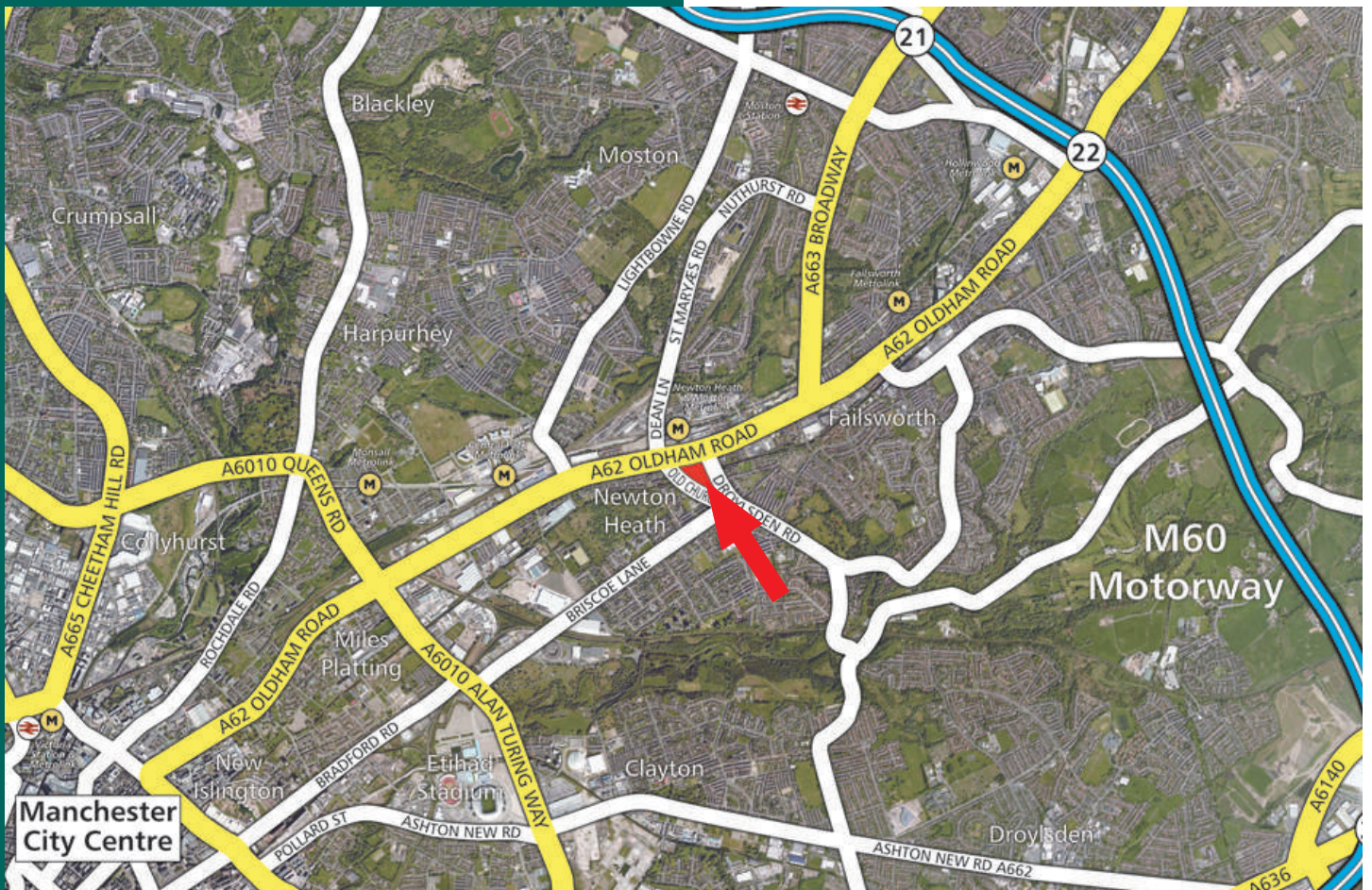




Description

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.





Location

The property is located in a highly prominent position on the corner of Oldham Road (A62) and Old Church Street in Newton Heath, Manchester. The A62 is one of the busiest arterial routes running north east out of Manchester. Newton Heath lies approximately 3 miles north east of Manchester City Centre and 5 miles south west of Oldham town Centre. Junction 22 of the M60 motorway is approximately 2 miles north east.

Transport links in the area are excellent with the new Newton Heath and Moston metrolink station within close proximity and the A62 being a main bus route. Newton Heath is a fast improving location. Directly opposite the subject site is the Bovis homes development which has now largely been completed. It comprises a mix of various new build apartments and townhouses. Local supermarkets including Asda, Lidl and Iceland are within walking distance together with various local shops along Old Church Street.

Planning

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) 568 square meters of floor space at ground level with associated basement parking and landscaping.

Method of Sale

Offers are invited for the freehold interest. Interested parties should submit their offer in writing clearly stating any conditions attached to the offer.

Tenure

We are advised that the property is held freehold.

VAT

The property is elected for VAT.

Viewing

Strictly by appointment with the sole agent, WTGunson 0161 833 9797.

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