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# DEVELOPMENT OPPORTUNITIES

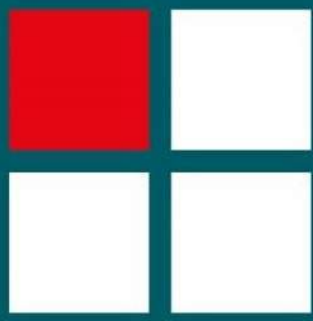
MARCH 2019

## LAND AND BUILDINGS OFFERING DEVELOPMENT POTENTIAL



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## For Sale CITY CENTRE DEVELOPMENT OPPORTUNITY Site Area Approx 350M<sup>2</sup>

- Situated In the heart of the New Cross area
  - Exciting area of redevelopment
  - Close to Northern Quarter and Ancoats
- PP for 6 storey development of 14 apartments and ground floor commercial



### 39 MASON STREET, ANCOATS, MANCHESTER

The property comprises a flat, cleared site currently in use for car parking.

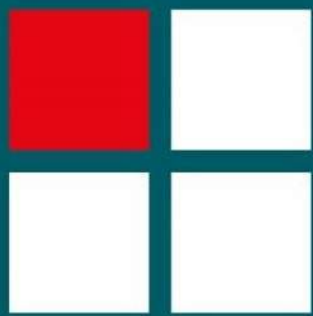
Planning consent has been granted for the erection of a six storey building comprising restaurant and retail use at ground level with 14 apartments above together with basement parking. Manchester City Council reference No. 117470/FO/2017. The apartments are all two beds and are generously proportioned.

**PRICE: Offers invited around £1million.**



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## For Sale

On behalf of NHS Property Services

Former Health Centre

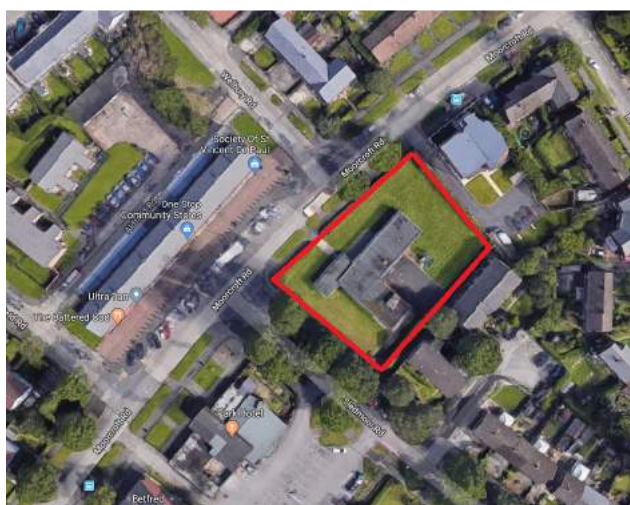
Potential for Redevelopment subject to planning

Building 310.08m<sup>2</sup> (3,338 sq ft)

Site Area Approx 0.45 acres

\*Current D1 use including medical, nurseries, training centres etc

\* Suitable for residential Development (subject to planning)



**Northern Moor Clinic, Moorcroft Road, Wythenshawe, Manchester M23 0AF**

In terms of alternative uses, a pre-application for residential was recently submitted and the local authority have provided an informal response confirming that a residential scheme on the site would be agreeable in principal. The pre-application included sketch schemes for 9 or 10 houses (2, 3 & 4 bed) and 23 or 24 flats (mix of 1 and 2 bed). Copies of the pre-application sketch schemes are available upon request.

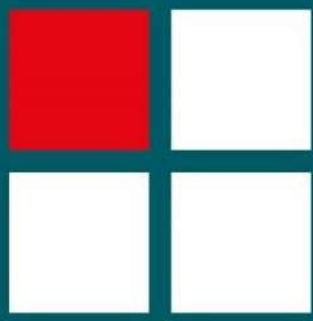
**PRICE: CURRENTLY UNDER OFFER**



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## For Sale

### Residential Development Site 0.77 acres (0.31 ha)

- Potential for 16no x 3 bed town houses (STPP)
  - Cleared site
- Suitable for alternative schemes subject to planning permission (STPP)



**1-15 Owlwood Close, Little Hulton, Worsley M35 0FG**

The site encompasses a previously developed brownfield site and an undeveloped greenfield site. The site is cleared and has a public footpath which snakes through the middle which effectively splits it into two sections.

Pre-application advice has been provided on the potential for new residential development and it is considered up to 16 terraced dwellings would be acceptable.

A layout plan for an indicative scheme of 16nos x 3 bedroomed houses has been drawn and is available upon request.

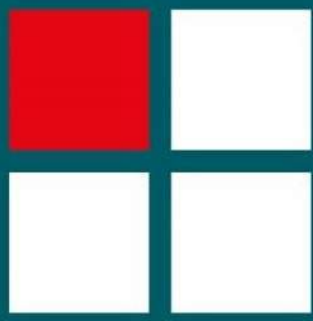
No further site investigations have been carried out.

**PRICE: Offers in the region of £425,000 exclusive of VAT.**



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## MANCHESTER ROAD, ASTLEY, TYLDESLEY M29 7DX

The site occupies a busy main road position on the south eastern side of Manchester Road at its junction with Crossgill in Astley. The site is cleared, regular in shape, flat and ready for immediate development. The site area extends to approximately 320 sq yards or thereabouts.

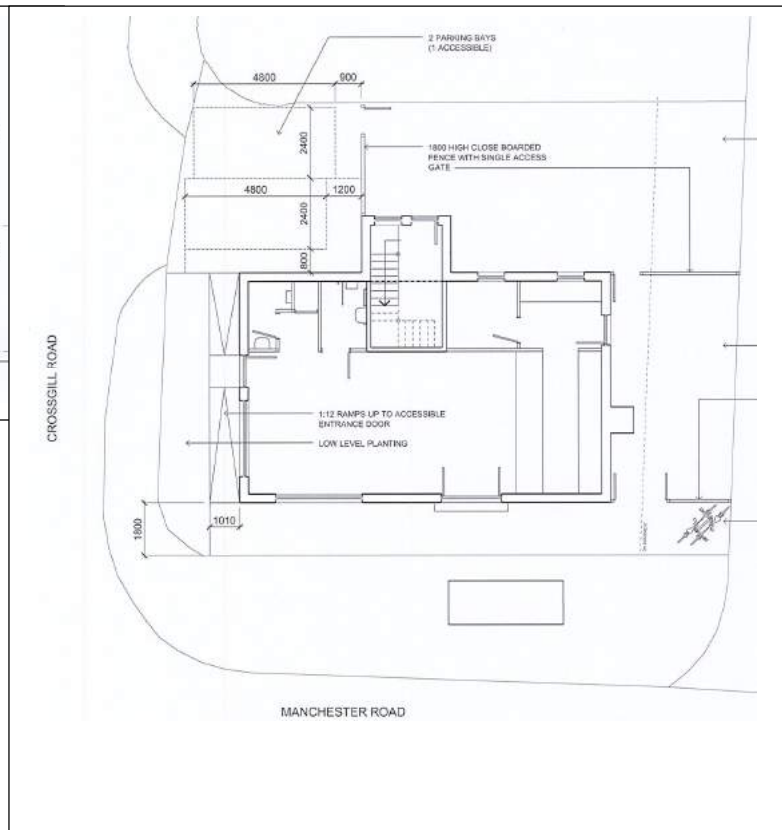
Planning consent was granted on the 14 July 2017 for the erection of a two storey detached building comprising restaurant/hot food takeaway with living accommodation above together with layout of new car parking spaces.

Full details can be found on the local authority website Application No A/17/84038/FULL. The site may be suitable for other uses, possibly subject to planning.



**PRICE: Offers invited in excess of £100,000 -**

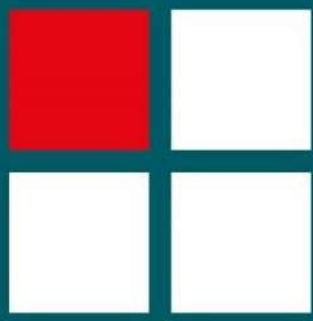
**CURRENTLY UNDER OFFER**



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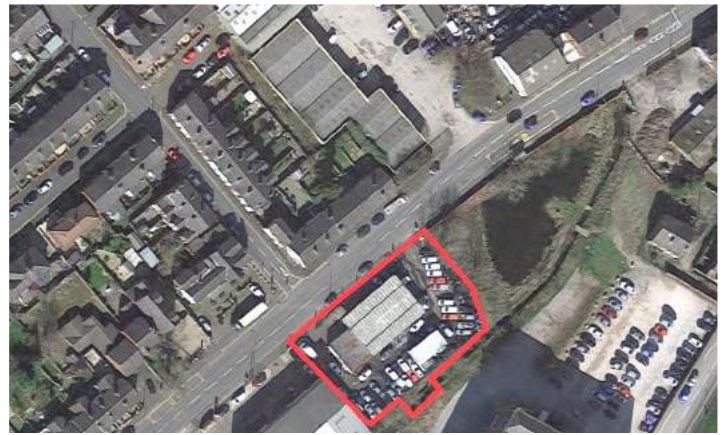


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## SITE AT BOLTON ROAD, ATHERTON, MANCHESTER

The property comprises a development site which has outline planning consent for 23 apartments (19 two beds, 4 one beds) with associated car parking. The site may also suit alternative uses including roadside/retail (subject to planning). The site has an area of approx. 0.38 acres.

PRICE: Offers in the region of £295,000 -  
**SOLD**



## LAND AT 10 RANGE ROAD, WHALLEY RANGE

Close to the centre of Whalley Range, the site comprises a small rectangular plot of land of around 0.03 acres (1,300 sq ft). May suit redevelopment (subject to planning).

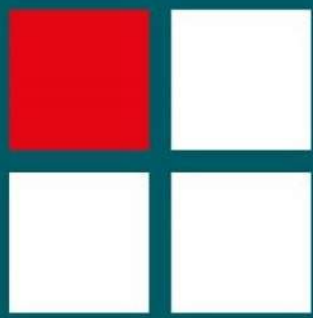
PRICE: **Available under auction terms - starting bid £10,000. Auction Date: Wednesday 13 March 2019, Edward Mellor Auction, The Sheridan Suite, 371 Oldham Road, Manchester M40 8RR.**



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## KINGSLEY ROAD, NORTHENDEN, MANCHESTER

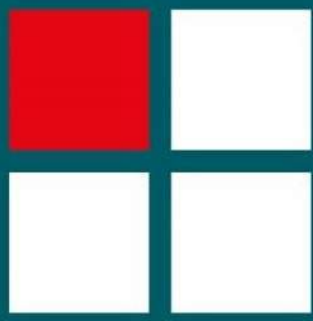
A roughly rectangular plot (0.38 acres) with a good frontage to Kingsley Road. Industrial buildings currently onsite are tenanted but vacant possession can be offered at an early date. The property offers obvious redevelopment potential, the plans and illustrations below give an approximation as to what might be achieved.

PRICE: Offers invited around £1million - **CURRENTLY UNDER OFFER**



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**ON BEHALF OF NHS PROPERTY SERVICES  
FOR SALE - FORMER HEALTH CENTRE  
537.90M2 (5,970 SQ FT) – SITE AREA APPROX 0.24 ACRES**

## **WATERSIDE HEALTH CENTRE, INFIRMARY STREET, BLACKBURN**

The property comprises a modern health centre of stone construction beneath a pitched tiled roof with a double storey section to the front and single storey section to the rear. Internally, on the ground floor there is a reception area, several consulting rooms, WCs and an office. On the first floor there are four offices, WCs, kitchen and plant room.

### **RESTRICTIVE COVENANT**

There is currently a restrictive covenant on the title stating the property can only be used for health related purposes. The Local Authority, has however agreed, in principle, to lift the restrictive covenant except for the use of a HMO. This is currently being documented with solicitors.

### **PLANNING**

The property has a current D1 use as a Health Clinic, but may also suit other uses under this user class such as a day care nursery, training centre, place of worship etc.

A pre-application was submitted to the Local Planning Authority for the use of residential. The response from the Local Planning Authority states that there would be a preference for 2/3 bed houses either for sale, shared ownership or affordable rent homes. They would also consider apartments but only if this application provided supporting data for demand in the area.

### **PURCHASE PRICE**

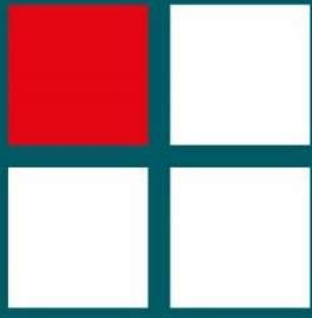
On application – **CURRENTLY UNDER OFFER**



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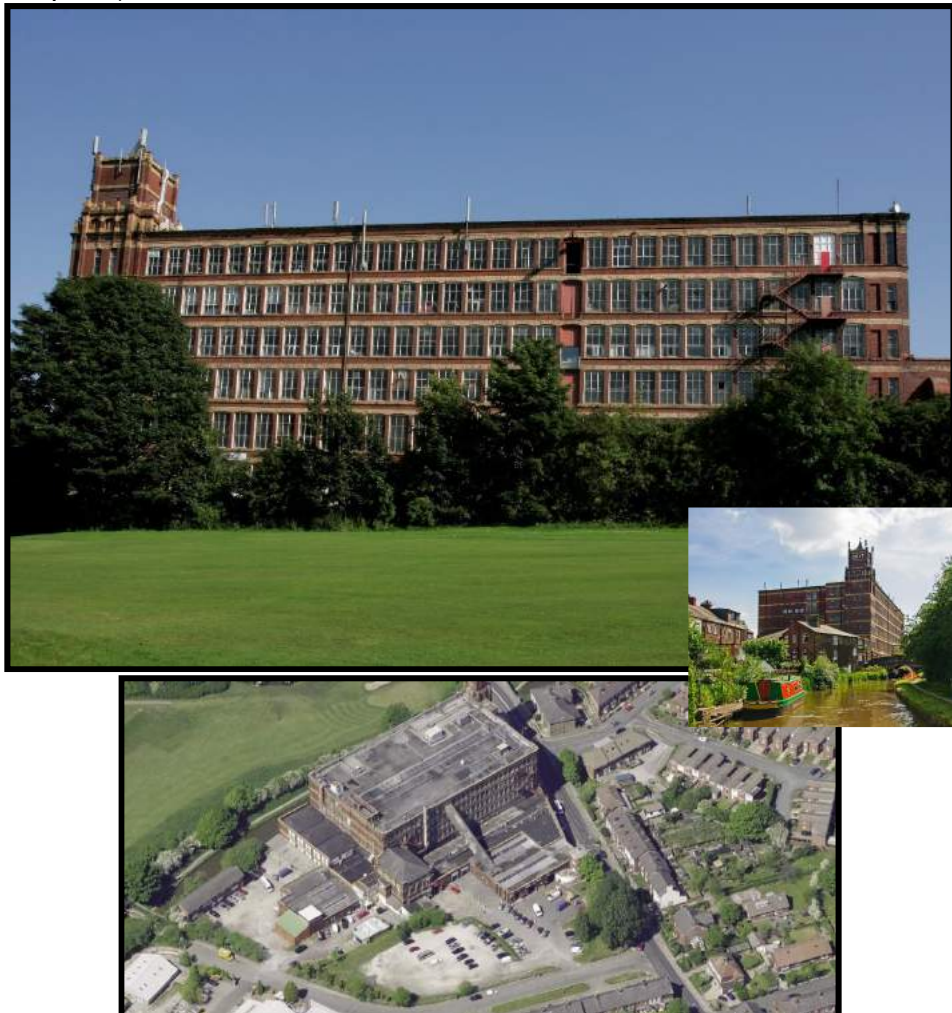


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## **GOYT MILL, UPPER HIBBERT LANE, MARPLE STOCKPORT SK6 7HX**

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).



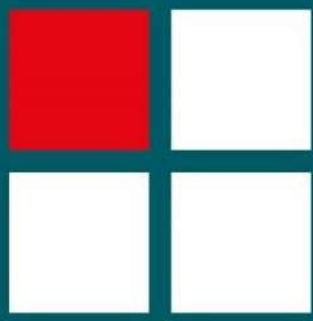
**PRICE: Offers in the region of £6million**



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## LAND AT CAMPBELL STREET, FARNWORTH, BOLTON

A cleared site of approximately 2 acres in a mixed location of residential and commercial properties.

The site previously had outline planning consent for residential (35 x 5-bed houses) which expired in January 2015 – Planning Reference 87415/12.

**PRICE: Offers in the region of £695,000 – CURRENTLY UNDER OFFER**

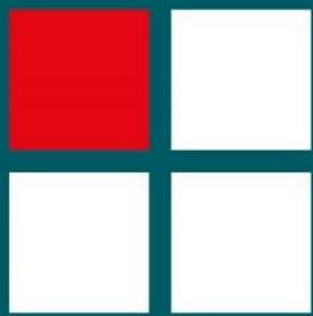
Offers will be considered on a conditional and unconditional basis.



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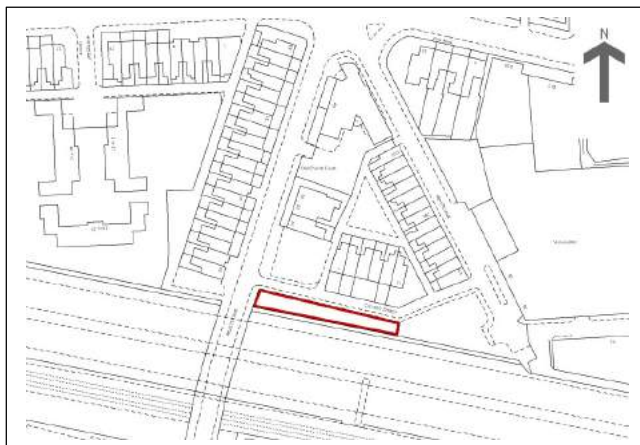


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## LAND ON SOUTH SIDE OF CALVERT STREET, SALFORD

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.**



## 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.

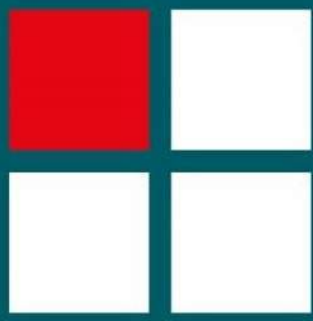
**SECTION 106** – A sum of £35,183.59 is payable towards the cost of providing, improving and maintaining open space and casual/children's play areas for the benefit of the occupants of the Development and of the public.

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



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## 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 651.30m<sup>2</sup> (7,011ft) and the site area is approximately 0.24 acre.



**PRICE: “CURRENTLY UNDER OFFER”**

## LAND TO NORTH OF FINLAN ROAD, STAKEHILL INDUSTRIAL ESTATE, MIDDLETON

The property comprises a roughly square plot of land formerly utilised as a car park with the surface made up of a mix of concrete hardstanding and tarmacadam. The site has an approximate area of 0.6 acres.

The site is located on the north side of Finlan Road on Stakehill Industrial Estate, Middleton, Manchester. The A627(m) is approx. ½ mile to the north and provides easy access to the M62 motorway. Middleton Town Centre is approx. 3 miles south west.



The site has potential for redevelopment, subject to planning.

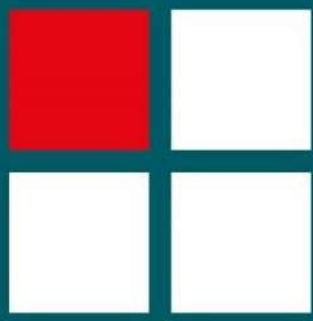
**PRICE: Offers in the region of £300,000 - CURRENTLY UNDER OFFER**



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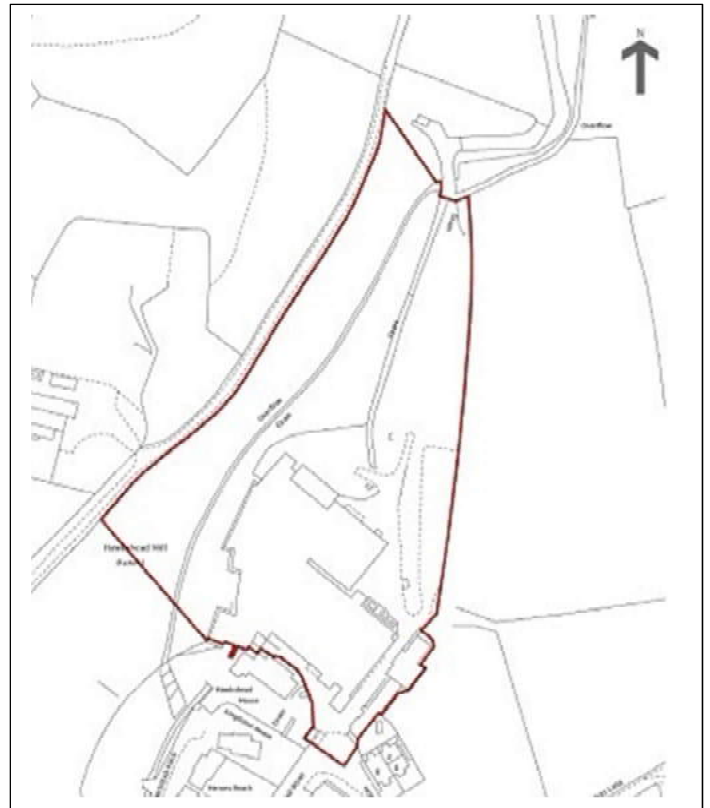
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## **HAWKSHEAD MILL, HAWKSHEAD ROAD, GLOSSOP SK13 7ST**

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.

**PRICE: Offers in the region of £1.95million – CONTRACTS EXCHANGED**

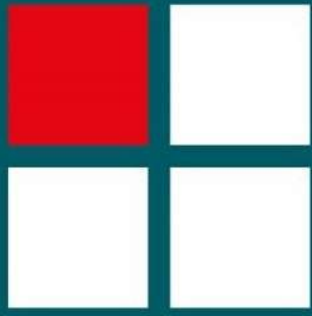


**Not to scale for identification purposes only**



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## **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 £95,000**

## **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.

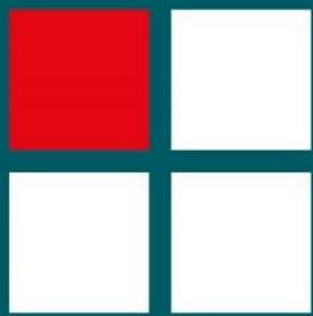
**PRICE: Offers in the region of £95,000 UNDER OFFER**



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## 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 **SOLD****

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## 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 £95,000**



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## NEW BURY ST JAMES CHURCH, ST JAMES STREET, FARNWORTH

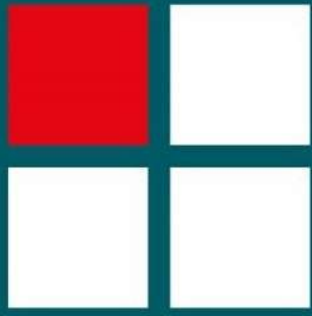
The property comprises a former church building of stone construction beneath a pitched slate covered roof. The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc. Alternative uses may be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

**PRICE: Offers invited**



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## **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**

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## **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.

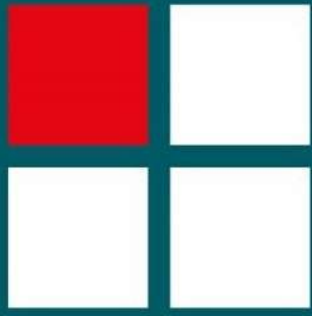
**PRICE: Offers in the region of £125,000 UNDER OFFER**



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## ST JOHN'S CHURCH, WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM



The property comprises a traditional church building of stone construction beneath a pitched slate roof. We understand the property is not a listed building.

Internally, there is an entrance area, main open plan workshop area, a smaller room to the rear and a long narrow room to the side of the property. The property benefits from a gas central heating system and sodium lighting.

Externally, there is a section of land to the front of the property and a small yard to the rear. Total site area approx. 0.23 acre.

**PRICE:** Offers in the region of £180,000 **UNDER OFFER**

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## 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.

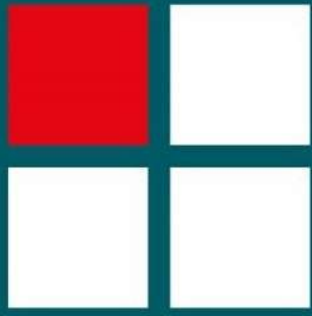
The sale of the church would, therefore, be subject to the making of such a scheme following public consultation. Further details about the procedures involved may be found on the Commissioners' web-site at [www.ccpastoral.org](http://www.ccpastoral.org).

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## 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 8,000ft<sup>2</sup>.

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.



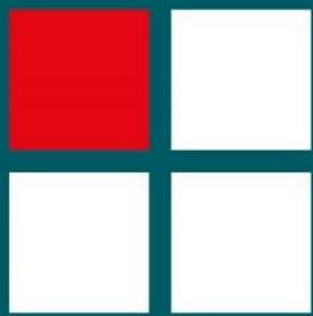
**PRICE: £650,000 – CURRENTLY UNDER OFFER**



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## **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.

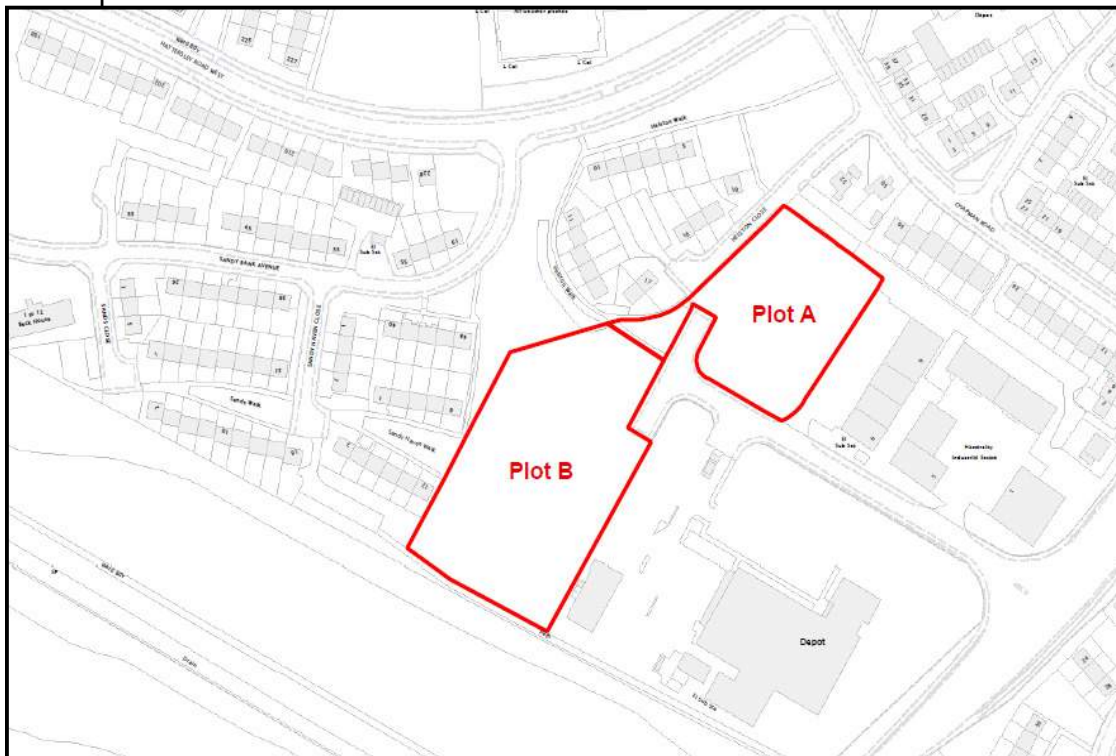
We understand that the site is currently allocated for employment land in the UDP and would be suitable for B2 (general industrial) B8 (storage and distribution) and B1 (light industrial)/offices.

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

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

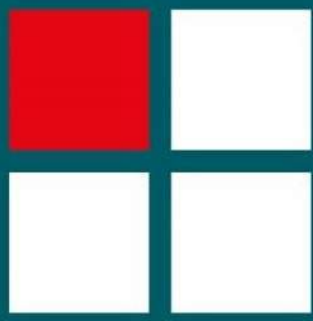
Consideration will be given to the sale of the whole site or individual plots separately.

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



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## 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.

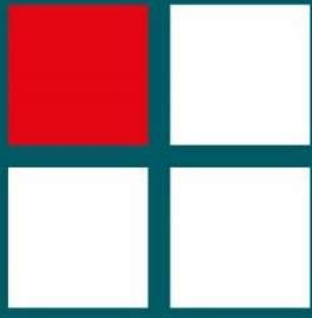
Planning consent was granted on 18 July 2016 for the erection of 103 one and two bed apartments and 16 three/four bedrooms town houses including associated car parking and landscaping. Extensive information is available on the Bolton Council website, Planning Application No 96365/16.



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## 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

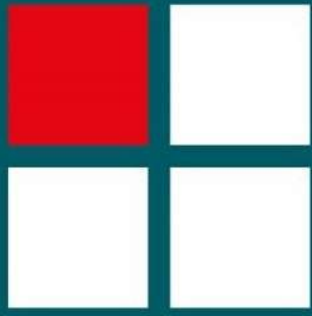


The property comprises an attractive former Co-op building which has in recent years been converted to provide various ground floor retail units. The property is situated on a site of approximately 0.5 acres. The property has planning permission (reference 082859/FO2007/N1) for the erection of a part 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) 568m<sup>2</sup> of floor space at ground level with associated basement parking and landscaping.



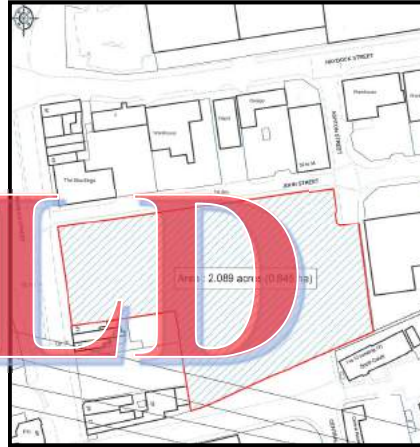
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## JOHN STREET/WINWICK STREET, WARRINGTON WA2 7UB



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.

## 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.

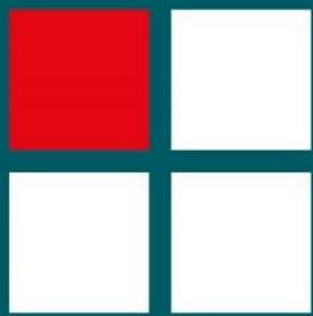
# SOLD



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## 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**



## 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 61m<sup>2</sup> up to 70m<sup>2</sup>. 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 100m<sup>2</sup>, the two bed apartment extends to 91m<sup>2</sup>. Externally there are landscaped grounds with 12 car parking spaces.



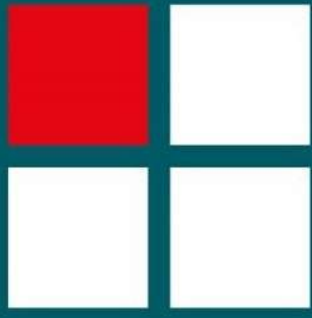
**PRICE: £600,000**

# SOLD



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## **WANTED**

**Any development propositions, interesting buildings  
for conversion etc.**

**Neale Sayle**  
**[Neale.sayle@wtgunson.co.uk](mailto:Neale.sayle@wtgunson.co.uk)**

**Or**

**Telephone Mark Grayshon on 0161 833 9797**  
**(Email: [mark.grayshon@wtgunson.co.uk](mailto:mark.grayshon@wtgunson.co.uk))**  
**for sales and marketing advice**  
**or to discuss joint venture opportunities**