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DEVELOPMENT OPPORTUNITIES

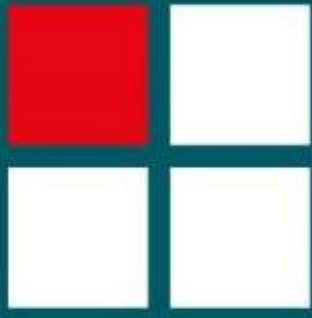
JULY 2020

LAND AND BUILDINGS OFFERING DEVELOPMENT POTENTIAL



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FOR SALE

On behalf of LPA Receivers

RESIDENTIAL DEVELOPMENT SITE OF APPROX 2.9 ACRES

SITE OF FORMER ALBERT & SUNNYSIDE MILLS
MARKET STREET, WHITWORTH, ROSSENDALE OL12 8PJ



The site comprises an irregular shaped plot of approx. 1.17ha (2.9 acres). Former buildings on the site have been demolished. The River Soddan runs through the southern part of the site and the proposed scheme allows for this river course to be diverted. Planning has been submitted for demolition of existing building and erection of 37 no dwellings (seven house types proposed, each being 2 or 2.5 storeys and having 3 or 4 bedrooms) and 48 apartments (within a 4 storey building) for the over 55s (48 x 2 beds, 24 x 3 beds and 13 x 4 beds) with associated works. Planning application no 2019/0341.

Link to various documents on planning portal as follows:-

<https://publicaccess.rossendale.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PVVAB3NDOOPOO>

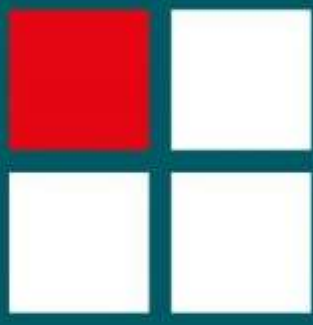
There will be a section 106 agreement/contribution – further details on request. Please note there is a CPO in force on a small part of the site (known as Sunnyside Works). This section of land would need to be acquired to bring forward any development – further details on request.

PRICE: On application



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DEVELOPMENT LAND APPROX 0.3 ACRES

For Identification Purposes Only



Land at Elliott Street, Tyldesley M28 8JW

The site is on the north side of Elliot Street to the west of Tyldesley, Greater Manchester within an established residential location.

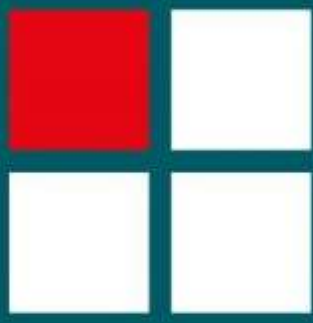
The property comprises a plot of land which is roughly rectangular in shape of approx. 0.3 acres. We have not been informed of any active planning consent related to the site.

Price: Offers in the region of £175,000



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DEVELOPMENT SITE WITH PP IN MANCHESTER'S NORTHERN QUARTER APPROX 0.04 ACRES 142 SQM (1,528 QFT)



47/47a Spear Street, Northern Quarter, Manchester

The property comprises an in-fill plot of approx. 0.04 acres (142sqm/1,528 sq ft).

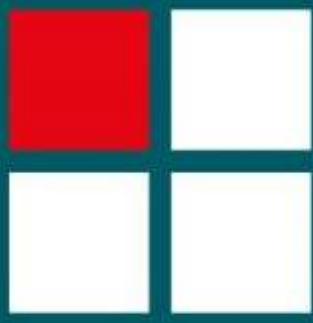
The property has planning as follows - 118233/FO/2017 Erection of five storey apartment building above basement level comprising 4 x 2 bed apartments and 1 x two storey two bed live/work space (ground floor and basement). Link to planning documents as follows: <https://pa.manchester.gov.uk/online-applications/applicationDetails.do?keyVal=OZJYAGBCHVK00&activeTab=summary>.

Price: **£695,000 - CURRENTLY UNDER OFFER**



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FOR SALE
CITY CENTRE DEVELOPMENT SITE
APPROX 0.03 ACRES (circa 1,000 sq. ft)
54 Heyrod Street, Manchester M1 2WW



FOR IDENTIFICATION PURPOSES ONLY

The property is located on the south side of Heyrod Street / Betley Street junction in Manchester City Centre's Piccadilly area. Manchester Piccadilly Rail Station is located half mile distance from the subject.

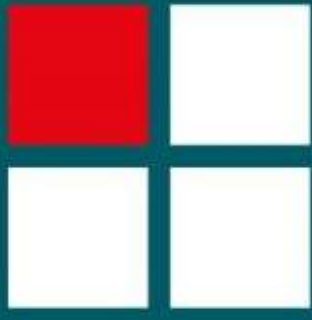
The property comprises a plot of land in a regular shape of approx. 0.03 acres (circa 1,000 sq. ft).

PRICE: *Offers invited in excess of £250,000*



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FOR SALE

Workshop (Approx 2,500ft) & Yard With Development Potential - Site Area Approx 0.16 acres



5 Johnsons Square, Miles Platting, Manchester M40 7GL

- May suit redevelopment subject to planning
- Current income from Vodafone mast of £6,700 per annum

The property comprises a site of approx. 0.16 acres (approx. 7,000sqft) with a part single storey, part double storey workshop of approx. 2,500sqft (Please note the workshop is in a poor state of repair).

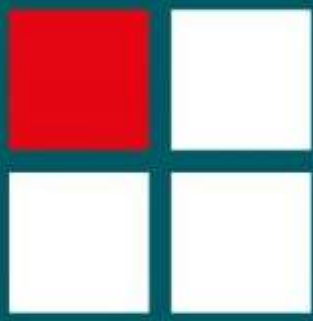
In addition, there is a mobile phone mast which is let to Vodafone to north west corner of the site. This is let on a 15 year lease which expired in October 2017. We understand the tenant is currently holding over at a passing rent of £6,700 per annum.

Price: **£275,000 - CURRENTLY UNDER OFFER**



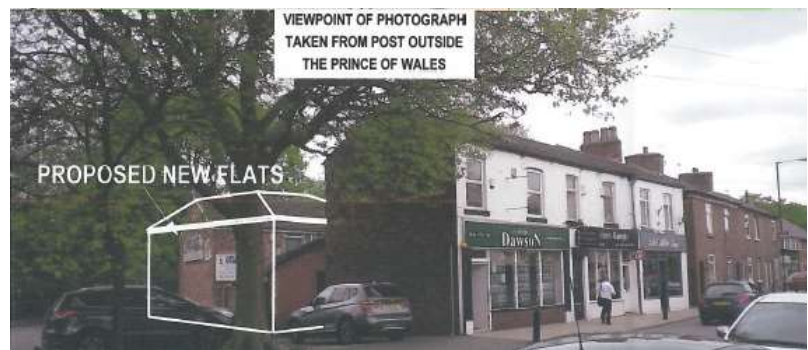
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FOR SALE MIXED USE OPPORTUNITY WITH DEVELOPMENT 58-60A CHURCH ROAD, GATLEY, CHESHIRE



The property comprises of a two storey brick built end terrace fronting onto Church Road, with a café/retail unit on the ground floor and a 2-bedroom apartment on the first floor. To the rear of the retail unit is a court yard with access to the first floor apartment and a two storey brick built warehouse. Both properties sit beneath pitched roofs. The café benefits from a glazed frontage/entrance leading to a large sitting area, conservatory and service area to the rear and additional storage room. We understand that the property has a large basement suitable for storage.

The warehouse has full planning permission to be demolished and redeveloped to provide a two storey residential block comprising of 4 x 2-bed apartments. The proposed scheme allows for access to the apartments via a shared courtyard with a shared outside/garden area to the north of the site where the existing yard is.

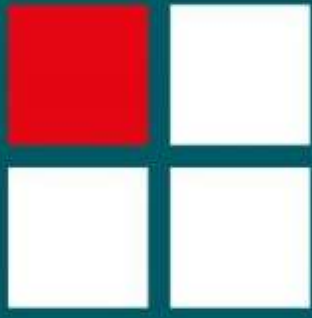
All information regarding the planning permission can be found via Stockport Council's Planning Portal with Planning Reference DC/O65524.

PRICE: Offers in the region of £499,995



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FOR SALE
FORMER SOCIAL CLUB AND LAND
682.64M² (7,347 FT²)
SITE AREA APPROX 0.74 ACRES



**Lightbowne St Lukes Social Club, Sulby Road,
Manchester M40 5HR**



- May suit redevelopment (subject to planning)
- Current D1 use – suitable for nursery, community centre, place of worship, medical, training etc

The property comprises a single storey detached former social club with adjoining car park/land. The property is located on a fairly level, regular shaped site of approx. 0.74 acres.

The social club is of brick construction beneath a mixture of pitched tiled roofing and flat roofing.

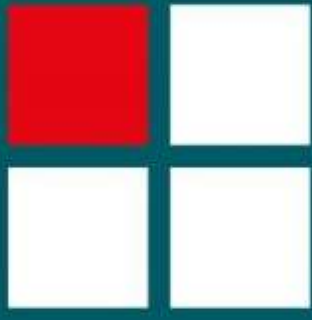
Internally, the accommodation provides two function rooms with a shared bar, a games room with bar, male and female WCs, a kitchen, beer cellar and an office.

Price: **£350,000 - CURRENTLY UNDER OFFER**



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FOR SALE

OFFICE PREMISES WITH DEVELOPMENT POTENTIAL
329.83M² (3,550 SQ FT)

PLUS LARGE CAR PARK TO THE REAR (APPROX 4,000 SQ FT)



62-64 Seymour Road, Bolton BL1 8PT

The property comprises a pair of semi-detached houses which have been in recent years converted to offices.

Externally there is a garden area to the front of the property and a large secure car park to the rear.

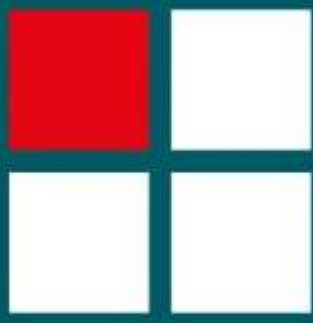
Potentially suitable for a variety of uses eg residential development, D1 use - medical, nursery, training etc.

Price: **£495,000**



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DEVELOPMENT OPPORTUNITY WITH MANCHESTER CITY CENTRE'S "NORTHERN QUARTER" SITE AREA APPROX 0.1 ACRES



68/70 Oldham Street, Northern Quarter, Manchester M4 1LE

- Rare City Centre freehold opportunity
- May suit retail, residential, offices, leisure, hotel etc subject to planning/obtaining necessary consents.

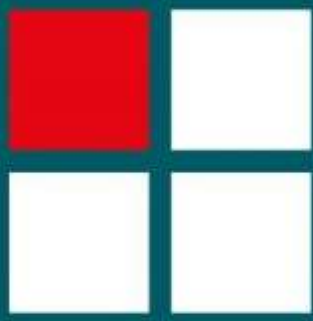
The property comprises a substantial double fronted former retail showroom premises situated in a prominent corner position with accommodation over three stories plus basement. The property sits on a site of approximately 0.1 acres. According to the Valuation Office, the existing building on a net internal basis has a total area of 977.54m² (10,522 sq ft). The site offers development potential for a variety of different uses subject to obtaining planning permission and the necessary consents.

PRICE: £2million



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On behalf of NHS Property Services
Former Childrens Centre/Health Centre Premises
Gross internal 1073.99m² (10,483 sq ft)
Site Area Approx 0.65 acres



Former Halliwell Childrens Centre & Health Clinic, Aylesford Walk, Bolton BL1 3SQ

- Current D1 use – suitable for medical, training, day care nursery, community centre etc
- May suit alternative uses subject to planning
- Approx 1 mile north of Bolton Town Centre

The property comprises a purpose built health centre premises which is predominantly single storey but with a part double storey section. The property is of brick construction beneath a flat roof.

Internally, the accommodation is cellular in layout and comprises a series of consulting rooms/meeting rooms over ground and part first floor.

Externally, there is a secure car park to the front of the property and additional grassed land to the rear. The site has an area of approx. 0.65 acres.

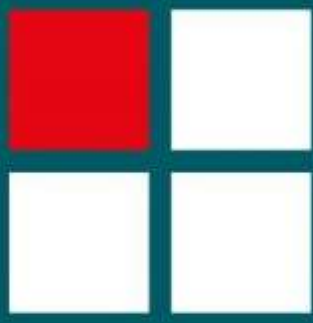
It is expected that overage and clawback will be applied to the sale. Details of the standard overage and clawback provisions are available on request.

PRICE: **On application**



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DEVELOPMENT OPPORTUNITY Planning Consents for Conversion to either 8 Self Contained Apartments or 19 Studio Apartments



99/101 UNION STREET, OLDHAM TOWN CENTRE

The property comprises a three storey, currently vacant commercial building which occupies an 'L' shaped footprint. The property has been extensively renovated over the years and most recently has been used as offices. Measured on a gross internal basis, the floor area of the property extends to 3,200 sq ft or thereabouts.

Planning consent has now been obtained to convert the property into either 8 self contained apartments or 19 studio apartments, both schemes retaining shops at street level overlooking Union Street. Full details can be found on the Oldham Planning portal, references as below:-

19 studio apartments the planning reference is PRCU/341570/18. The application for 19 studio apartments was granted on 25 May 2018.

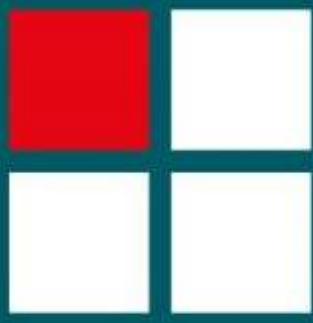
8 apartments the planning reference is PRCU/342622/18. The application for 8 self contained apartments was granted on 23 March 2018.

PRICE: Offers invited around £375,000 - **CURRENTLY UNDER OFFER**



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FOR SALE DEVELOPMENT OPPORTUNITY Approx 1.53 Acres (0.62 Ha)



PRINCESS & YORK ROAD, ASHTON IN MAKERFIELD, WIGAN WN4 9DA

- Outline planning application submitted for 30 residential dwellings
 - Town Centre location
- Could suit alternative development subject to planning permission

The site is a former gas depot which is cleared and levelled and is generally rectangular in shape. The site fronts onto Princess Road to the northern boundary, York Road to the eastern boundary, residential to the western boundary and Gerard Shopping Centre to the southern boundary.

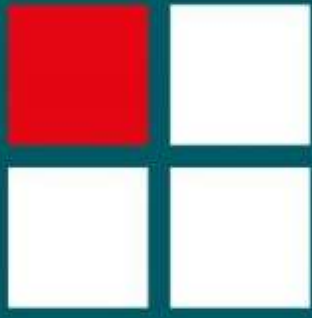
There is an outline planning application submitted with Wigan Council for the erection of 30 residential dwellings comprising 24 semi detached houses and 6 apartments. Detail of the application can be found via Wigan Councils Planning Portal using Planning Reference A/15/80753/OUTMAJ.

PRICE: Offers in the region of £1.1million – **CURRENTLY UNDER OFFER**



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FOR SALE

Prime Residential Development Opportunity
PP for 104 Apartments plus Ground Floor Commercial



“COPPER WORKS “

28 KING STREET & 49-51 QUEEN STREET, GREENGATE, SALFORD

The subject site was formerly a “Brass and Copper Works” hence the brand name “**Copper Works**”. This is a scheme with identity which nestles into the historic surroundings and is surrounded by a mix of listed buildings and numerous complimentary new build developments. The site has planning for demolition of existing former light industrial/commercial units and the construction of a residential led mixed used development ranging from 7 storeys to 14 storeys high comprising 104 apartments together with ancillary communal spaces and a commercial unit (A1, A2, A3, B1 and D1 uses) together with amenity space.

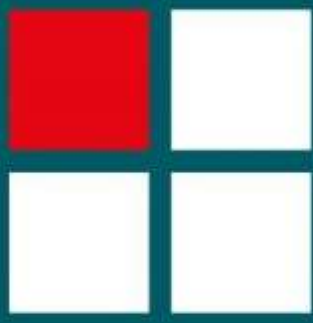
The development incorporates 104 apartments which include 50 x 1-beds (average size 364ft²), 48 x 2-beds (average size 594ft²) and 6 x 3-beds (average size 1,102ft² (we understand that planners are relatively flexible on increasing the size of this unit). Planning Application Number 18/72242/FUL. A copy of the Section 106 Agreement is available on request.

PRICE: Offers in the region of £3.5million - **CONTRACTS EXCHANGED**



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DEVELOPMENT OPPORTUNITY

Former Community Residential Home

Approx 643.35m² (6,925ft) Site Area Approx 0.6 acres



THE EVRON CENTRE, 1 ADSWOOD LANE WEST, STOCKPORT

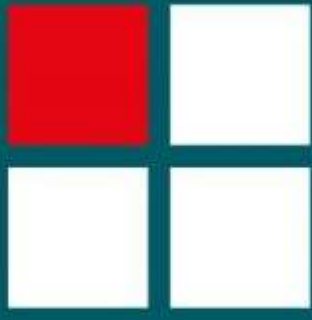
A period property comprising of a pair of semi detached former dwellings. The property has been occupied by the Sisters of Evron and has recently been used as a community residential home. The property has potential for redevelopment (subject to planning),

PRICE: £995,000 - Under Offer



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SITE AT ASHTON OLD ROAD/REDBY STREET, OPENSHAW, MANCHESTER

The site is situated in a highly prominent position on Ashton Old Road (A635). Approx 0.7 acres, the site has planning permission for drive-thru coffee shop (A1/A3) and commercial unit (A1/A3) with car parking.

The site is suitable for a variety of uses subject to planning. The site is part income producing from an advertising hoarding - £3,000pa.

PRICE: The site is available under "auction terms" with a guide price of £500,000.
Auction date: Wednesday 18 March 2020 at 12noon.
Venue: Edward Mellor Auctions, Sheridan Suite,
371 Oldham Road, Manchester M40 8RR



SITE AT ASHTON OLD ROAD/FERN STREET, OPENSHAW, MANCHESTER

A roadside development site situated in a highly prominent position on Ashton Old Road (A635). The site is approx 0.5 acres. The site is considered potentially suitable for retail or roadside development subject to the necessary consents being obtained.

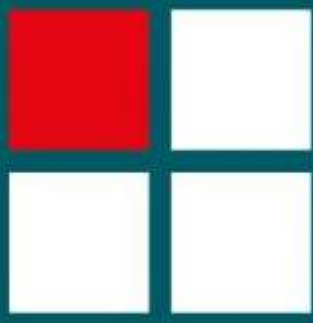
The site is part income producing from an advertising hoarding - £3,000pa.

PRICE: Offers in the region of £475,000



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CITY CENTRE DEVELOPMENT SITE Approx 0.04 Acres



17 GREAT DUCIE STREET, MANCHESTER

The property is situated directly opposite the Manchester Arena and comprises a detached showroom warehouse premises which is double storey to the front and single storey to the rear. There is a small car park for 2 cars.

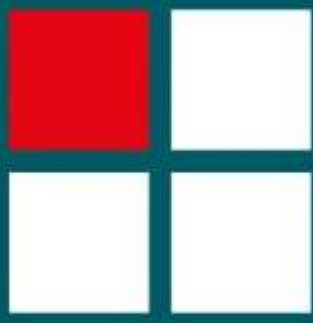
The property sits on a site of 0.04 acres and is considered suitable for redevelopment.

PRICE: Offers in the region of £850,000



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For Sale CITY CENTRE DEVELOPMENT OPPORTUNITY Site Area Approx 350M²

- 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.

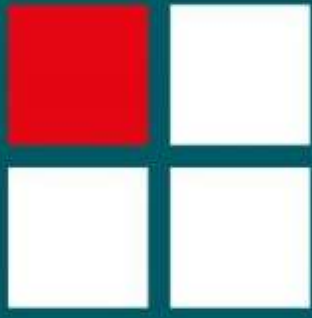
Planning consent has been granted for the erection of a six storey building comprising restaurant and retail use at ground level with 14 apartments above together with basement parking. Manchester City Council reference No. 117470/FO/2017. The apartments are all two beds and are generously proportioned.

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 310.08m² (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

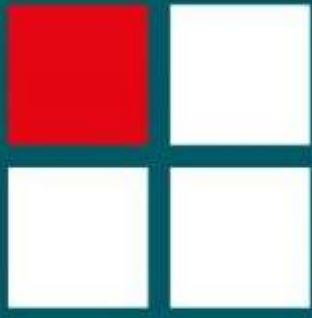
In terms of alternative uses, a pre-application for residential was recently submitted and the local authority have provided an informal response confirming that a residential scheme on the site would be agreeable in principal. The pre-application included sketch schemes for 9 or 10 houses (2, 3 & 4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

PRICE: **On application**



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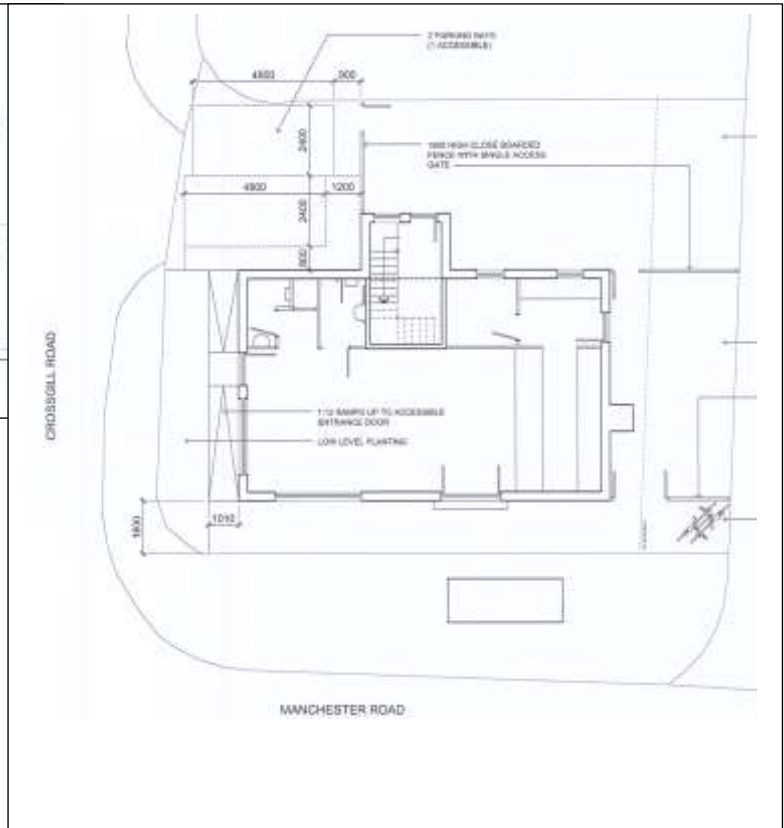
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MANCHESTER ROAD, ASTLEY, TYLDESLEY M29 7DX

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.

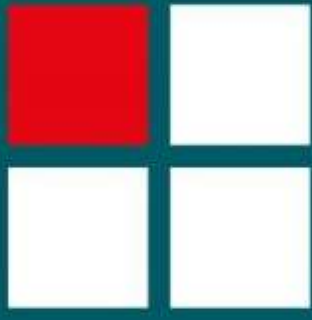


PRICE: Offers invited in excess of £100,000



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SITE AT BOLTON ROAD, ATHERTON, MANCHESTER

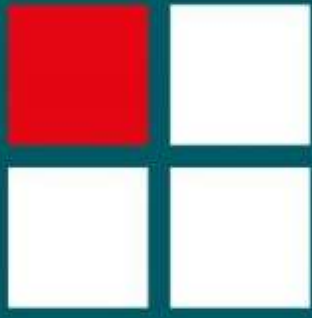
The property comprises a development site which has outline planning consent for 23 apartments (19 two beds, 4 one beds) with associated car parking. The site may also suit alternative uses including roadside/retail (subject to planning). The site has an area of approx. 0.38 acres.

PRICE: Offers in the region of £295,000 –



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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 B1 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.

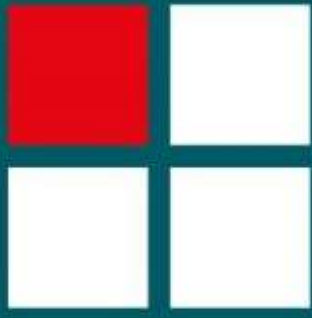
PURCHASE PRICE

On application



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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.

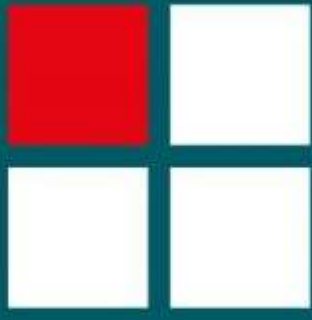
SECTION 106 – A sum of £35,183.59 is payable towards the cost of providing, improving and maintaining open space and casual/children's play areas for the benefit of the occupants of the Development and of the public.

PRICE: Offers in the region of £450,000



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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 651.30m² (7,011ft) and the site area is approximately 0.24 acre.

PRICE: £550,000



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 tarmac. 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.

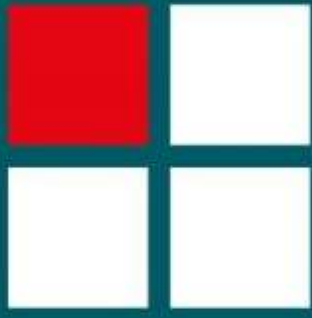
The site has potential for redevelopment, subject to planning.

PRICE: Offers in the region of £300,000



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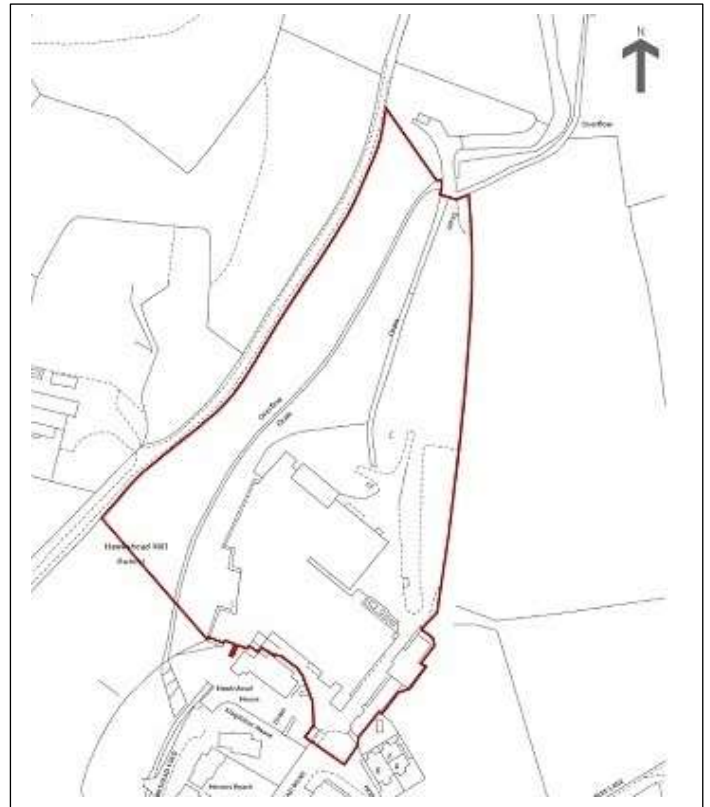
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HAWKSHEAD MILL, HAWKSHEAD ROAD, GLOSSOP SK13 7ST

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

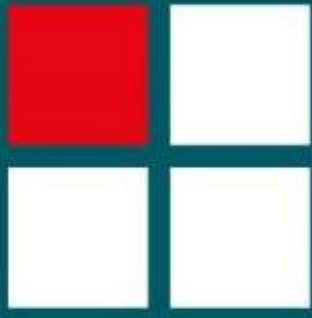


Not to scale for identification purposes only



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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 UNDER OFFER

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.

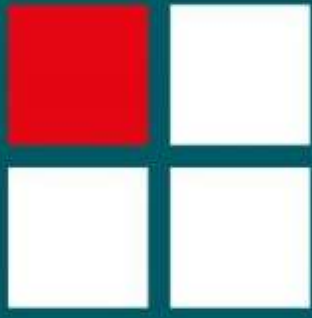
The property has a D1 planning consent (Place of Worship). We understand the Local Planning Authority would prefer an alternative to residential use however this may still be considered. A planning application was submitted in 2010 for residential (Planning Application No 2010/0605-Rossendale Planning 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**

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 **UNDER OFFER**



NEW BURY ST JAMES CHURCH, ST JAMES STREET, FARNWORTH

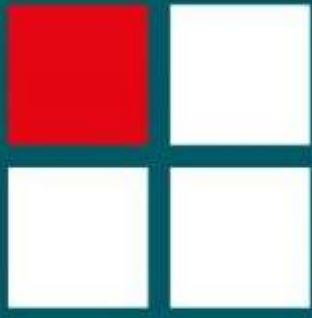
The property comprises a former church building of stone construction beneath a pitched slate covered roof. The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc. Alternative uses may be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

PRICE: Offers invited **UNDER OFFER**



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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 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.

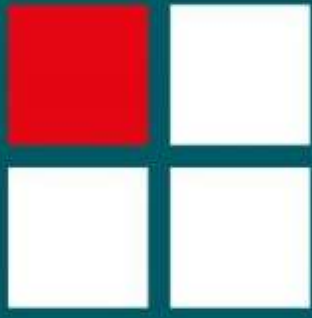
The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc. Alternative uses may be considered on a subject to planning basis. Further enquiries to be made direct with the Local Planning Authority.

PRICE: Offers in the region of £125,000 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

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.

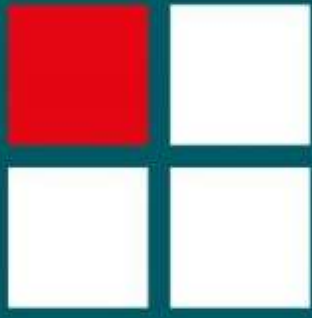
A closed Church of England church is sold under special legal provision - a Pastoral (Church Buildings Disposal) Scheme is the legal document empowering the Church Commissioners to sell a closed church for a specific use.

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.



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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 8,000ft².

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.

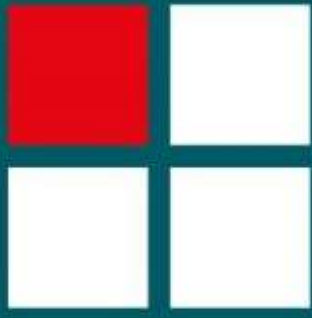


PRICE: £650,000 – CURRENTLY UNDER OFFER



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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.

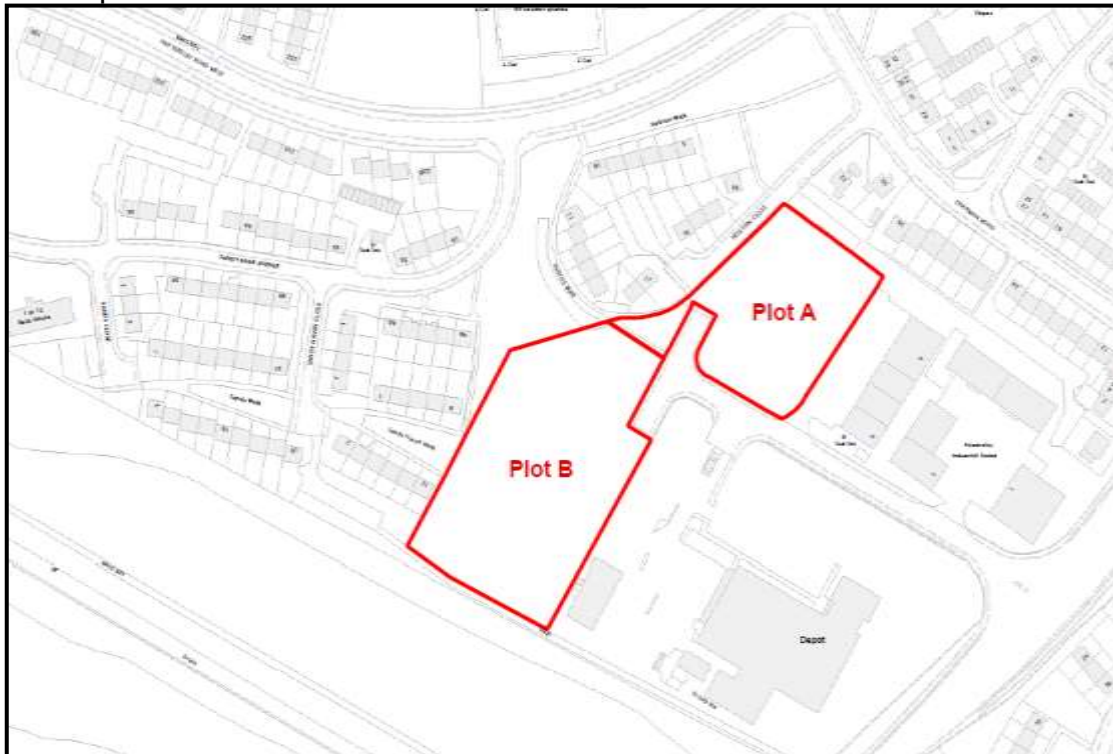
We understand that the site is currently allocated for employment land in the UDP and would be suitable for B2 (general industrial) B8 (storage and distribution) and B1 (light industrial)/offices.

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

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

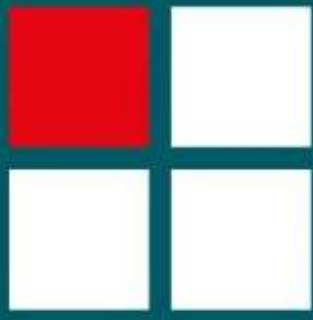
Consideration will be given to the sale of the whole site or individual plots separately.

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

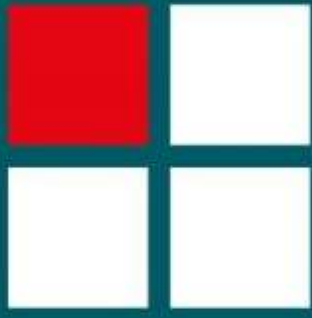
The site is approximately 2.1 acres and is of an irregular shape, tree lined to the north and west elevations and with the River Croal running along the southern elevation. The site is located just to the west of Bolton Town Centre.

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

SOLED



OLDHAM ROAD, NEWTON HEATH, MANCHESTER M40 2JL



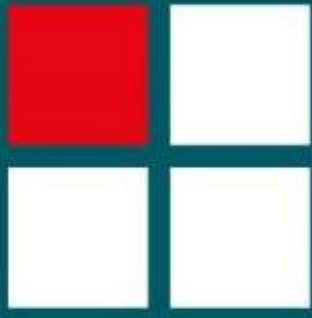
SOLED

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.



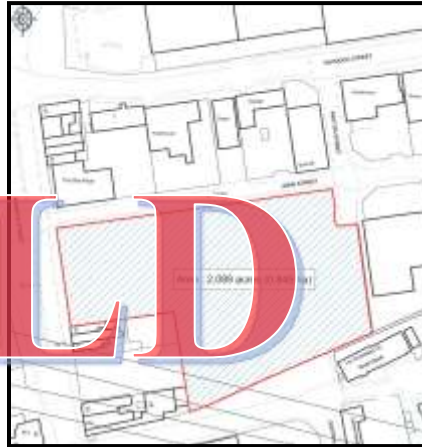
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JOHN STREET/WINWICK STREET, WARRINGTON WA2 7UB



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.

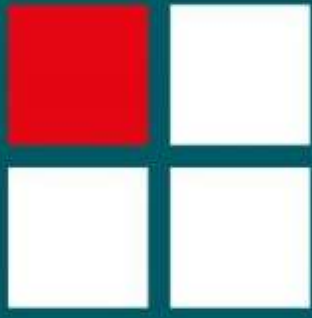


SOLD



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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.

SOLD



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 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.



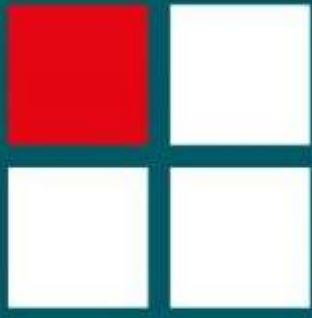
PRICE: £600,000

SOLD



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