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# DEVELOPMENT OPPORTUNITIES

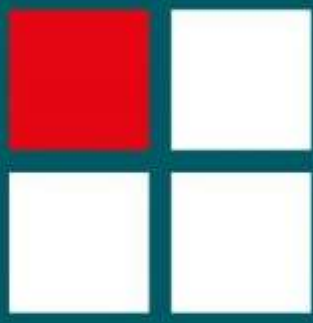
APRIL 2021

## LAND AND BUILDINGS OFFERING DEVELOPMENT POTENTIAL



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**FOR SALE**  
**PROMINENT DEVELOPMENT LAND**  
**WITH PLANNING SUBMITTED FOR 2NO COMMERCIAL UNITS AND**  
**4NO RESIDENTIAL APARTMENTS**

**APPROX 150M<sup>2</sup> (0.037 ACRES)**



**183-187 Station Road, Swinton, Manchester**

The site comprises a regularly shaped, roadside plot of land which is currently occupied by two advertising hoardings. We understand that the current licence agreement allows for either party to terminate for any reason with 90 days' notice. The licensor benefits from 50% of the profit generated by the advertising hoardings (after costs).

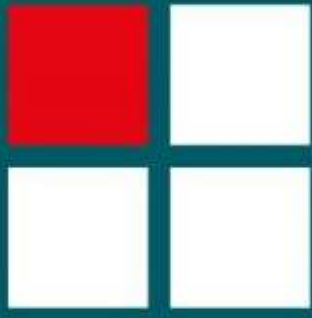
Planning permission has been submitted for the construction of property to comprise two commercial units (Use Class E), 2x one bedroom flats and 2x two bedroom flats (all self contained) (Use Class C3). Planning ref. - 21/76968/FUL

**PRICE: Offers over £125,000**



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## **FOR SALE** **DEVELOPMENT SITE** **WITH PP FOR 140 APARTMENTS (9 STORIES)** **AND B1 OFFICE BUILDING (6 STORIES)**



### **621 ECCLES NEW ROAD, MANCHESTER M50 1EP**

The property comprises a roughly rectangular site of approximately 1 acre formerly utilised for commercial use with planning permission for “Demolition of existing building, erection of a nine-storey residential building containing 140 units and a six storey (B1) office building with parking provision, amenity space, landscaping and associated works. **Planning application reference 18/72443/FUL**

It should be noted that one of the conditions of the planning is that the residential (C3) building shall not be occupied until the office (B1) building has been fully constructed and completed to allow occupancy. The 140 apartment units comprise: 12 x studios, 47 x 1-beds, 73 x 2-beds, 2 x 2-bed duplex and 6 x 3-beds. The 6 storey office premises have a net area of 1,133.7m<sup>2</sup> (12,203ft<sup>2</sup>).

Link to planning website:

<https://publicaccess.salford.gov.uk/publicaccess/applicationDetails.do?keyVal=PFAJJHNPNOUOO&activeTab=summary>

There is a section 106 agreement with costs summarised as follows:

An initial contribution of £9,000 for a review of parking arrangements in and around the site.

A maximum of £216,000 public realm contribution is subject to a viability appraisal at the time of development commencement. Providing the appraisal shows less than 18% profit on GDV, no public real contribution will be required.

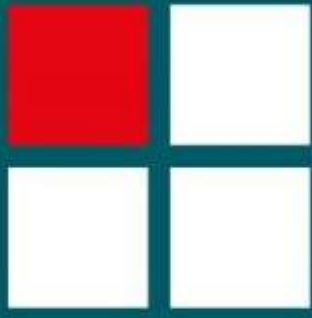
**PURCHASE PRICE: Guide of £2.8m**



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## FOR SALE DEVELOPMENT SITE - 0.18 Acres



Land adjacent to Monet Lodge, Cavendish Road, West Didsbury, Manchester

- Highly sought after South Manchester location
- Outline planning submitted for 4 flats over three storeys comprising two 2-bed duplex flats and two 1-beds.
- May also suit a pair of semi-detached houses subject to obtaining necessary consents.

The property comprises an irregular shaped plot of land of approx. 0.18 acres. Outline planning has been submitted for a three storey apartment building comprising four apartments (two 2-bed duplex and two 1-beds) with associated parking and landscaping. Planning reference 127178/00/2020 and link to planning portal:-

<https://pa.manchester.gov.uk/online-applications/applicationDetails.do?keyVal=QC10JRBCGND00&activeTab=summary>

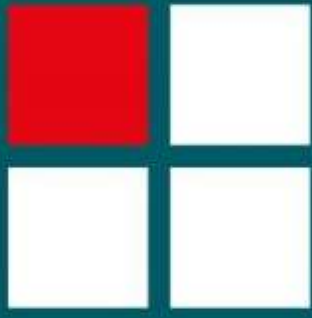
Pre-application discussions have also been held with the Council regarding a scheme of 2 three storey 4-bed semi-detached dwelling houses and the Council have indicated that this would likely be acceptable. This would be subject to more detailed points that would be considered through a further planning application.

**PRICE: On application – UNDER OFFER**



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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.

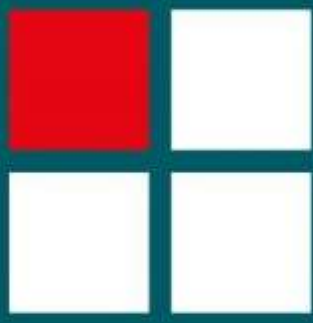
PRICE: On application



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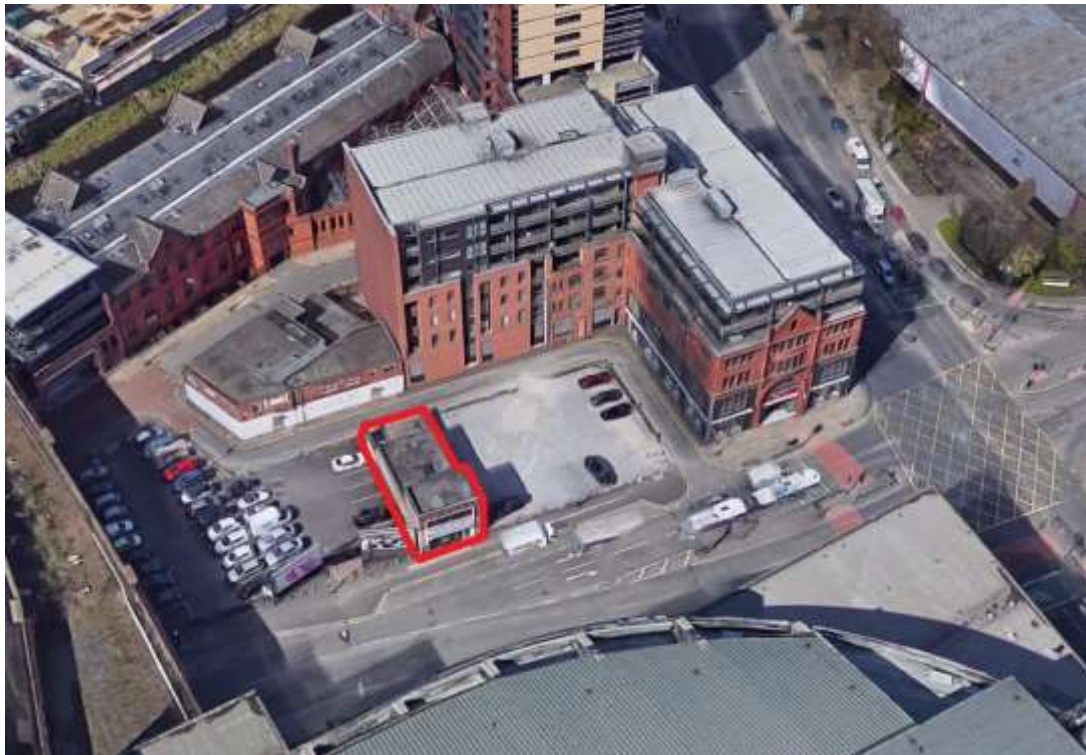
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FOR SALE  
CITY CENTRE DEVELOPMENT SITE  
Approx 0.04 Acres



## 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.

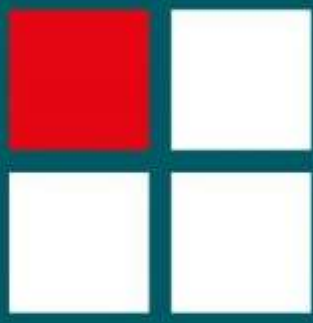
The property sits on a site of 0.04 acres and is considered suitable for redevelopment.

PRICE: Offers in the region of £850,000



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## FOR SALE TOWN CENTRE DEVELOPMENT LAND APPROX 0.18 ACRES



### Land at Wood Street, Middleton, Manchester

The property comprises a regular shaped plot of land approximately 0.18 acres in size which was formerly a car park. The land is held on two titles GM743194 & GM738060.

No current planning applications. Planning consent was previously granted in 2007 for no. 22 apartments in block of 3/6 storeys in height. Ref: - 07/D48706.

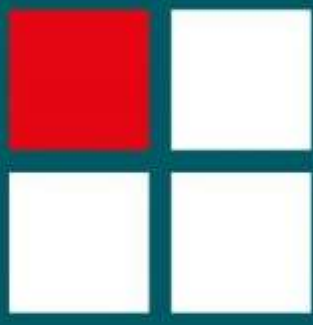
PRICE: Offers in the region of £250,000



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## FOR SALE 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.**

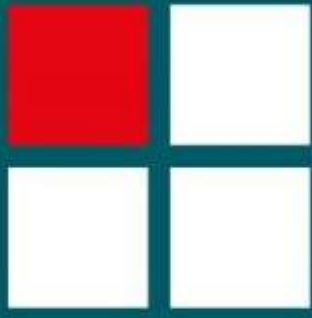
Price: Offers in the region of £175,000 - CURRENTLY UNDER OFFER



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**FOR SALE**  
**FORMER SOCIAL CLUB AND LAND**  
**682.64M<sup>2</sup> (7,347 FT<sup>2</sup>)**  
**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.

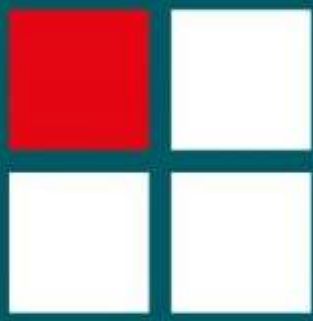
Internally, the accommodation provides two function rooms with a shared bar, a games room with bar, male and female WCs, a kitchen, beer cellar and an office.

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



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## 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>.

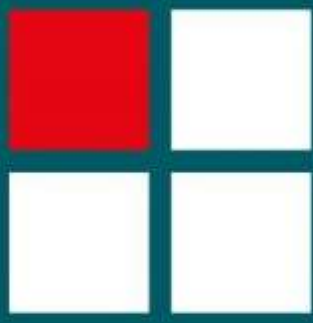
Price: £695,000



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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.

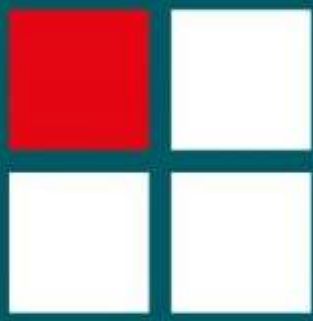
The property comprises a substantial double fronted former retail showroom premises situated in a prominent corner position with accommodation over three stories plus basement. The property sits on a site of approximately 0.1 acres. According to the Valuation Office, the existing building on a net internal basis has a total area of 977.54m<sup>2</sup> (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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## 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.

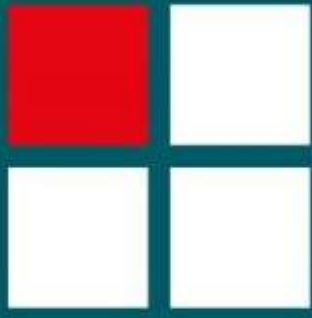
PRICE: Offers in the region of £1.1million



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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.

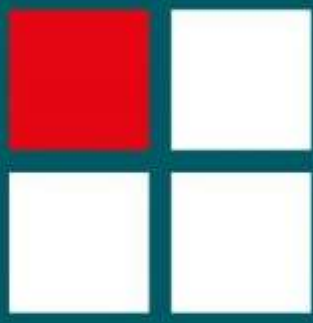
The development incorporates 104 apartments which include 50 x 1-beds (average size 364ft<sup>2</sup>), 48 x 2-beds (average size 594ft<sup>2</sup>) and 6 x 3-beds (average size 1,102ft<sup>2</sup> (we understand that planners are relatively flexible on increasing the size of this unit). Planning Application 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 643.35m<sup>2</sup> (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),

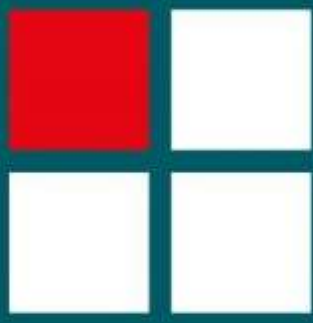
PRICE: £995,000



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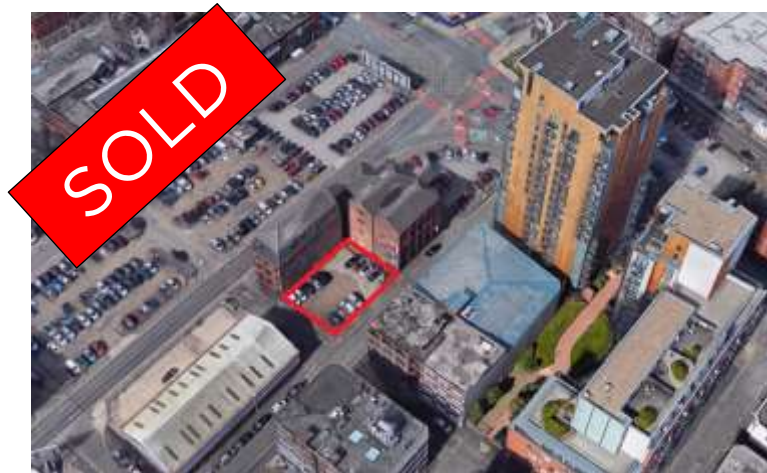




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## For Sale CITY CENTRE DEVELOPMENT OPPORTUNITY Site Area Approx 350M<sup>2</sup>

- 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

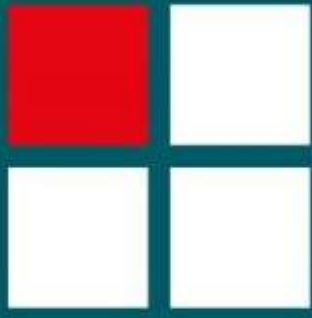


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## KNOLL COURT, WELLINGTON ROAD, GREENFIELD, SADDLEWORTH, OLDHAM

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.

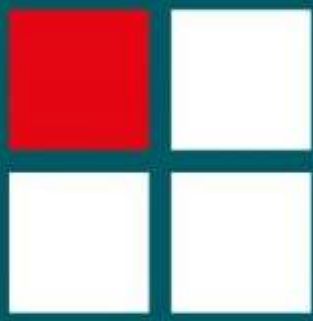


**PRICE: £650,000 – EXCHANGED**



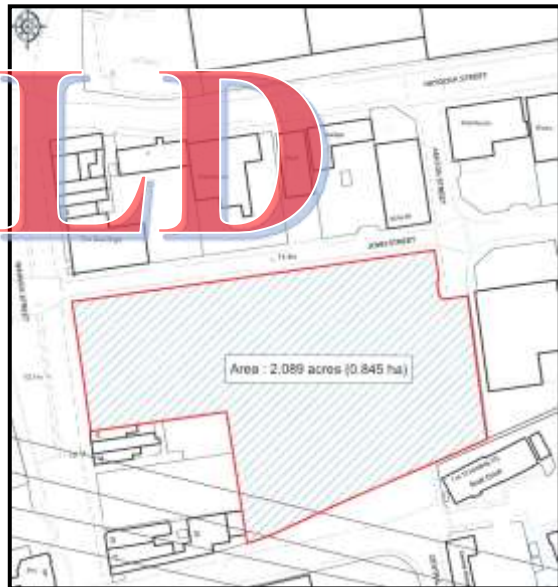
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## JOHN STREET/WINWICK STREET, WARRINGTON WA2 7UB



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.

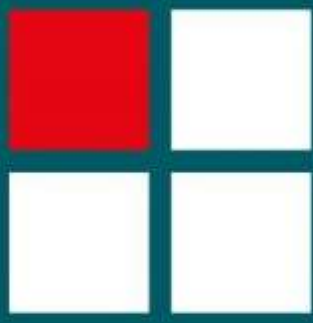
**Price: £3.5m**



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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)**

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**for sales and marketing advice**



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