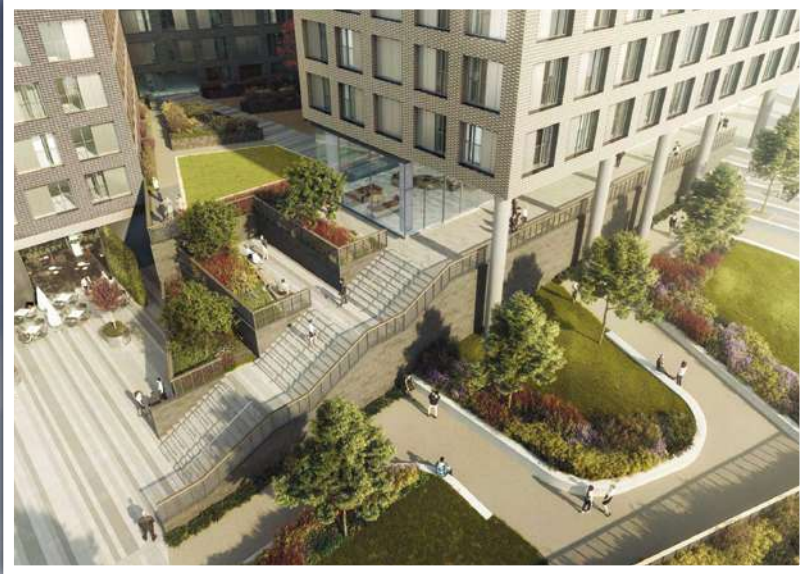


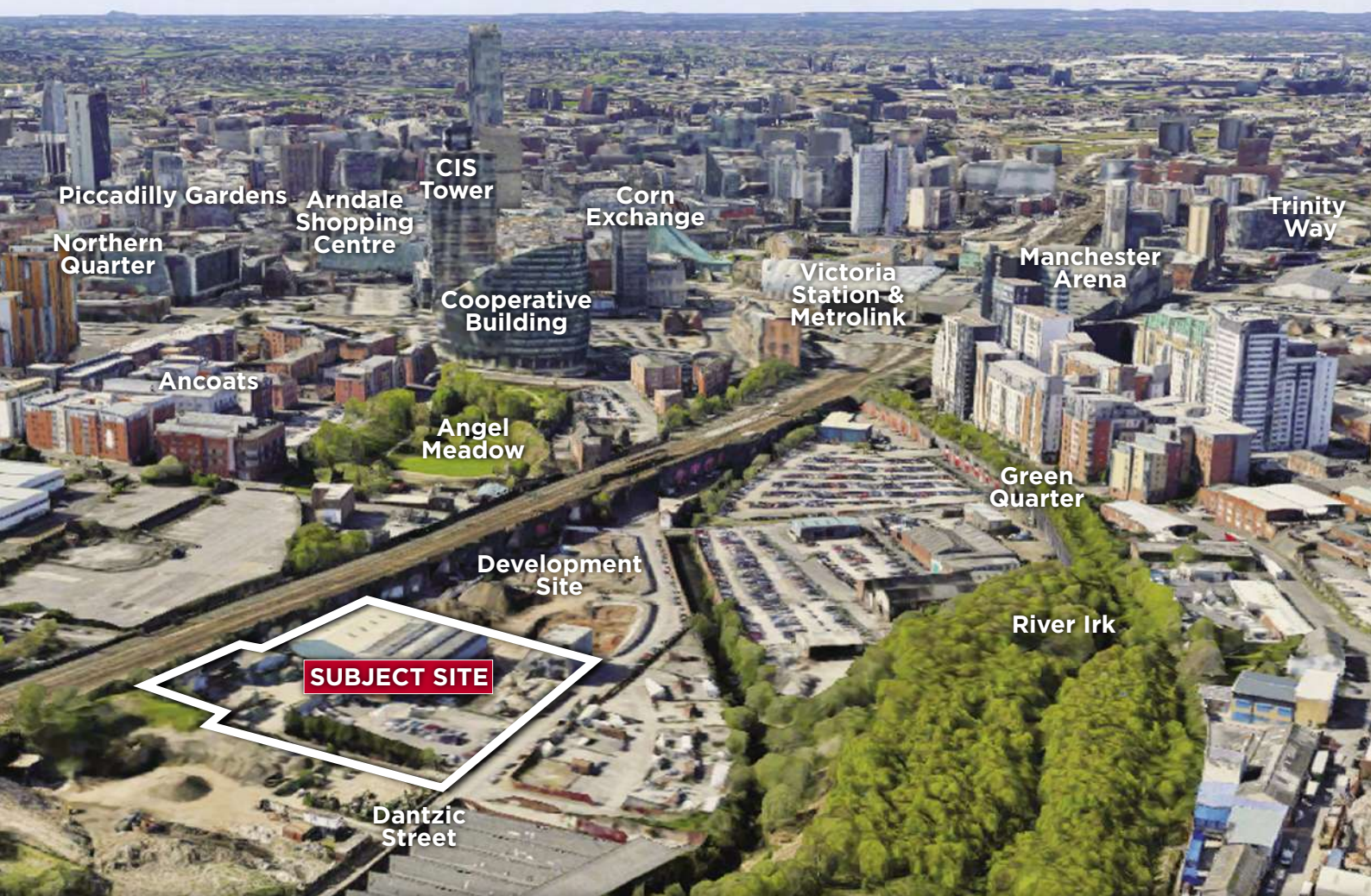
FOR SALE 2 Acres Manchester City Centre Development Opportunity

Consent For 415 Apartments Together
With Commercial And Amenity Space
Plus 153 Car Parking Spaces

FAST DEVELOPING
LOCATION



NORTH VIEW, DANTZIC STREET, MANCHESTER M4 4JE



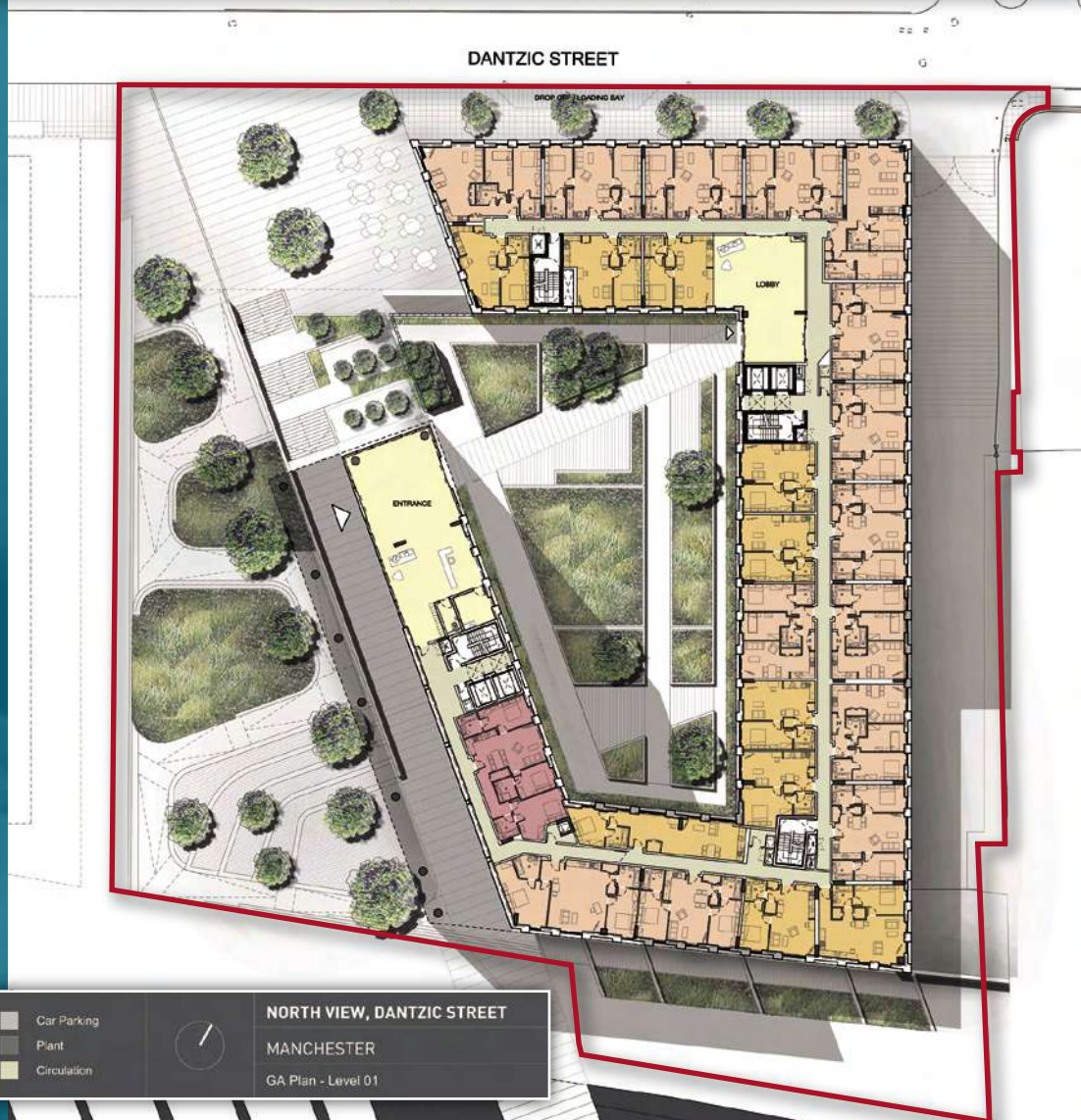
Description

The site is roughly square and extends to approximately 0.8Ha (2 acres).

Planning consent has been granted for a single apartment building arranged around a central communal courtyard and which varies from 5 to 24 storeys in height.

The consent provides for 130 one bed apartments, 262 two bed, two bath apartments and 23 three bed, three bath apartments. In addition there is consent for 268m² of commercial space, car parking and public space including a resident's gym.

Measured on an NIA basis the floor area of the residential element extends to 27,643m² (297,549ft²). The overall GIA is 41,511m² (446,824ft²) this includes 49,547ft² of car parking.



Location

The site fronts Dantzic Street in the St. Michael's district of the Lower Irk Valley, a short walk to the north of Manchester City. The site is close to Angel Meadow, the Noma Development Project and the Green Quarter. This is one of the fastest developing parts of The City and destined to become one of the most sought after.



Greater Manchester



Population 2.8m

1.3m 
people in employment

100,000
students attending
Greater Manchester's
four universities

£  £62.8
billion
Manchester's
economy GVA
(ONS 2016)

Up to 40%
lower operation
costs than London



Fastest
growing
major city outside London

Between 2011 and 2016
GM economy grew by

 19%
(ONS 2016)



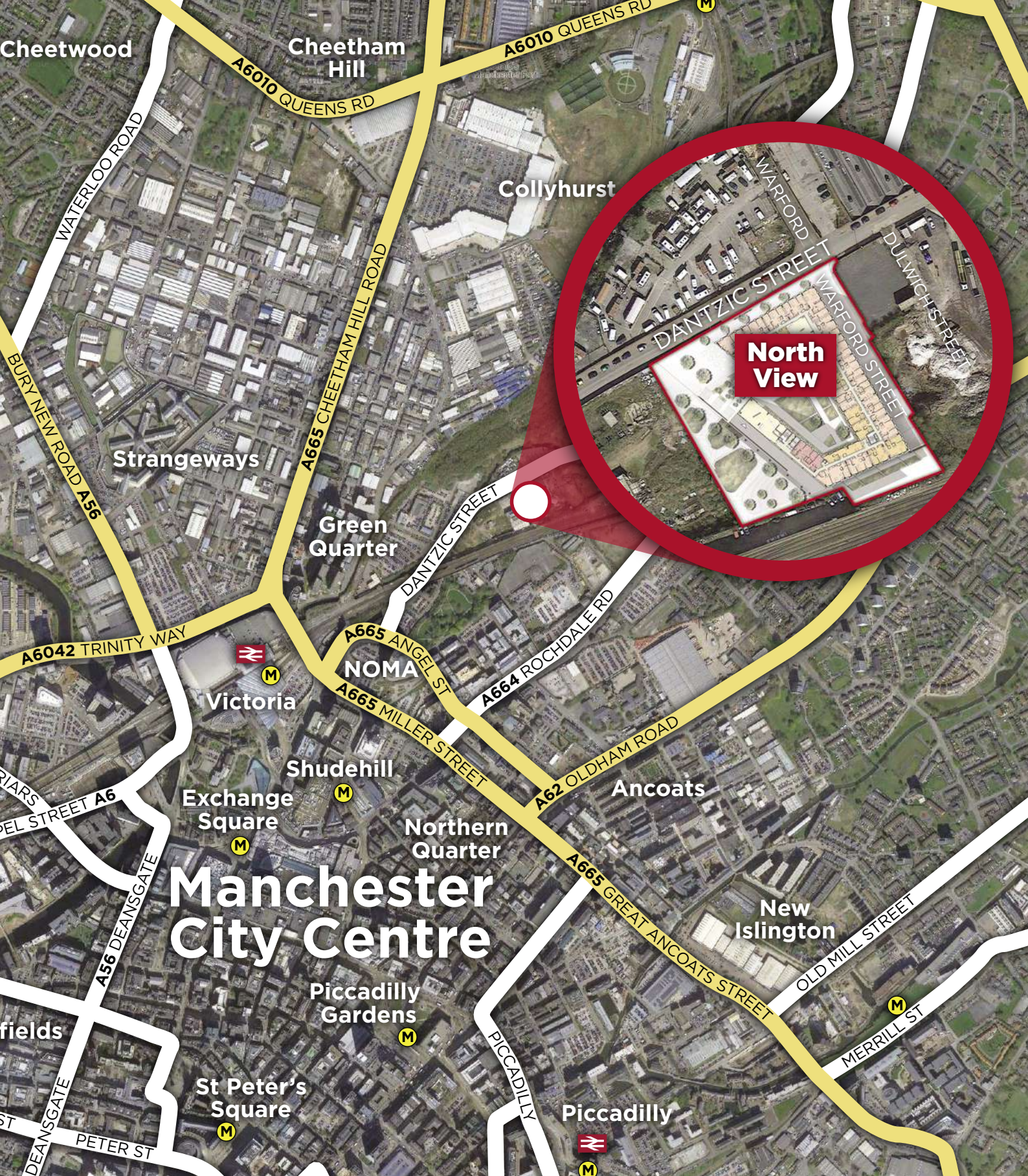
5% growth
between 2015-16
(ONS 2016)



2,000+
foreign owned firms
in Greater Manchester



1 in 5
Greater Manchester
business export



Further Details

Further details are available on the Manchester Planning website, Planning Application No. 114860/FO/2016. A Section 106 Agreement has been completed.

Tenure

The property is offered on a freehold basis.

Price

The property is available at £6.95million. V.A.T. will not apply to this transaction.

Viewings

Strictly by appointment only with the sole agent's WT Gunson.


wt
gunson

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