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# DEVELOPMENT OPPORTUNITIES

JULY 2022

## LAND AND BUILDINGS OFFERING DEVELOPMENT POTENTIAL



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## FOR SALE

### PART COMPLETED RESIDENTIAL DEVELOPMENT WITH PLANNING CONSENT FOR 20 THREE & FOUR BEDROOM HOUSES

**SITE AREA APPROX 1.76 ACRES (0.71 HECTARES)**



**Simpson Gardens, Simpson Grove, Boothstown, Worsley M28 1LY**

This part completed development comprises 20 executive Family Three & Four Bedroom Homes. The completed development will offer stylish living in a peaceful setting adjacent to Boothstown Gardens. The homes will offer landscaped front gardens and generous rear gardens, once complete will provide a high quality housing development. The site is broadly rectangular in shape with a gentle slope from north to south. The land extends to a gross site area of approximately 1.76 acres (0.71 hectares). All mains services are made available to the site. Construction had begun on site before ceasing in January 2022. Substructure works have taken place and all plots have constructed foundations, with plots 7, 13, 16 & 17 benefitting from completed pile foundations. All work done to date has been inspected by NHBC with relevant sign off taking place, such information will be made available to interested parties. Drainage has been installed (S104 available) and the estate road has been constructed but with further works required.

**PRICE: On Application \*\* Best Offers invited by 5pm on Wednesday 20 July 2022 \*\***



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## **FOR SALE**

### **DEVELOPMENT SITE**

#### **LAPSED PLANNING FOR 7 DETACHED HOUSES**

#### **APPROX 1 ACRE**



**12 KERSAL BANK, SALFORD M7 4NR**

The property comprises a site of approximately 1 acre which is part level with one single detached house on site, part with a sloping gradient. The site is situated in a very pleasant leafy residential location with good views and an attractive outlook.

The site has lapsed planning for 7 detached houses granted in 2007 (Planning Reference 07/55661/FUL). This includes three 5-bed houses of 200m<sup>2</sup> and four 4-bed houses of 160m<sup>2</sup>.

**PRICE: Offers in the region of £1.5m**



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**FOR SALE**  
**RETAIL & RESIDENTIAL INVESTMENT WITH**  
**DEVELOPMENT POTENTIAL**  
**Site circa 0.35 Acres**  
**51 – 59 Liverpool Road, Irlam, Manchester, M44 6EB**



- Possible development opportunity, subject to planning
- Income producing investment
- Current income £32,480 per annum, with asset management opportunities

To the rear of 59A-D is an irregularly shaped plot of predominantly level land which may have some future development potential. The land is partly overgrown although the local authority website does not show any tree preservation orders. The total site (to include the buildings) is approximately 0.35 acres.

**PRICE:** Offers of £450,000 – **CURRENTLY UNDER OFFER**



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## FOR SALE

**FORMER SHOPPING CENTRE WITH DEVELOPMENT POTENTIAL**

**APPROX 163,000 SQ FT  
APPROX 2.3 ACRE SITE**

**WHEATSHEAF SHOPPING CENTRE,  
BAILLIE STREET, ROCHDALE OL16 1JZ**



Existing centre suitable for a variety of uses under the new E class planning including retail, restaurants/cafes, offices, medical, leisure etc.

May suit other alternative uses e.g. self storage (STP)

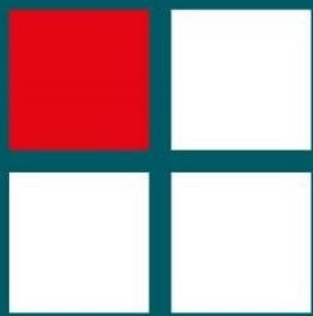
Pre app proposal for residential scheme outline consisting of 383 units made up of 115 x 1 bed / 252 x 2 bed / 7 x 3 bed/ over 3 towers plus 9 x 4 bed town houses.

**PRICE:** Offers in the region of £2.95m – **UNDER OFFER**



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## FOR SALE

**SITE AREA c1.16 acres (0.47 hectares)**



### **NASSAU WORKS, CAWDOR STREET, ECCLES, M30 0QR**

The site comprises a rectangular, level plot which currently accommodates a number of redundant industrial buildings. The site is predominantly tarmac, with access gates close to the junction with Armitage Street and the junction with Vine Street. Barton Business Park, which was recently acquired by Mileway, is opposite the site and Nassau Mill Industrial Estate, which is owned by Salford City Council and comprises 7 units which total 7,337 sq/ft, is directly behind the site. There is also a high density of terraced and semi-detached residential properties nearby, with recent residential development having been undertaken nearby in the form of Bridgewater Place on the site of the former Barton Inn.

The site has been owned and occupied by Colourfast Plastics (now Americhem) since the 1980s, who produce colourants for the polymer industry. The buildings on site are typically of brick construction with pitched roof coverings.

The site may be suitable for open storage, or for employment or residential uses. A pre-application enquiry has been submitted to Salford City Council regarding a proposed residential development, and SCC concluded that "*subject to sufficient evidence which substantiates that there is no current or likely future demand for the site or building for employment purposes, the principle of residential development could be acceptable*". A copy of the pre-application advice is available in the dataroom. A phase II ground contamination report has been prepared and is available in the dataroom.

**PRICE:** We are instructed to seek offers of **£1m (One Million Pounds)** for the freehold interest  
**CURRENTLY UNDER OFFER**



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## FOR SALE RESIDENTIAL DEVELOPMENT SITE

PP FOR CONVERSION OF FORMER HOTEL  
TO 10 APARTMENTS PLUS 9 TOWN HOUSES  
AND 12 APARTMENTS TO THE REAR



### Former Pagefield Hotel, 168 Gidlow Lane, Wigan WN6 7AW

The property comprises a three storey period property formerly used as a public house/hotel together with a plot of land to the rear formerly used as a bowling green together with car parking. The site has a total area of approx. 1 acre.

The property has planning to convert the former Pagefield Hotel into 10 apartments and residential development on the former bowling green comprising 9 two storey dwellings with dormers to the front and a three storey apartment building with 12 apartments. Further details can be found on Wigan Council's Planning portal under planning reference A/82916/MAJOR.

**PRICE:** Offers in the region of £750,000 **CURRENTLY UNDER OFFER**



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**FOR SALE**

## **RESIDENTIAL DEVELOPMENT SITE APPROX 0.8 ACRES**

**SOLD**



**Site of former Conservative Social Club, Vernon Street, Ashton under Lyne OL6 8JT**

The property comprises a roughly square plot of land extending to approx. 0.8 acres.

The site is considered suitable for residential development and has previously been granted planning for 24 apartments (24 2-beds) which lapsed in 2018 – Planning Application No 15/00063/FUL. The site may suit other schemes (subject to planning).

**PRICE: Offers in the region of £450,000 – SOLD**



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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 – SOLD**



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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 Sudden 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 – SOLD**



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## FOR SALE DEVELOPMENT LAND APPROX 0.3 ACRES

For Identification Purposes Only

**SOLD**

### 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.

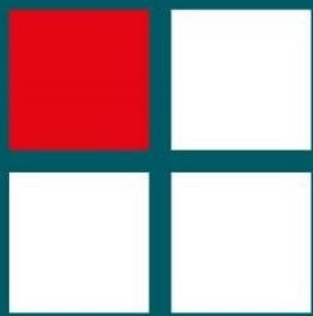
The property comprises a plot of land which is roughly rectangular in shape of approx. 0.3 acres. We have not been informed of any active planning consent related to the site.

Price: Offers in the region of £175,000 – SOLD



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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**

**SOLD**



- 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**



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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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## 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.

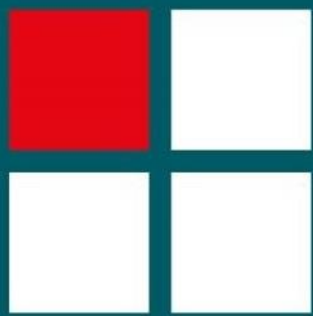
**PRICE: Offers invited around £1million**



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## 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**

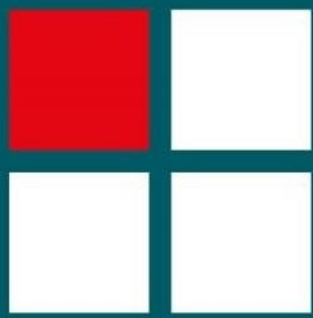


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## KNOLL COURT, WELLINGTON ROAD, GREENFIELD, SADDLEWORTH, OLDHAM

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.



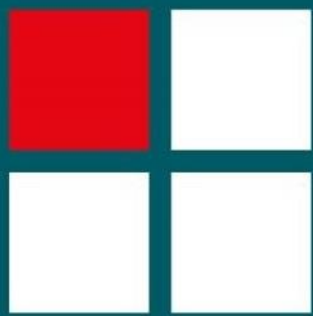
**PRICE: £650,000 – EXCHANGED**



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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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**0161 833 9797**  
**www.wtgunson.co.uk**



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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)**

**0161 833 9797**

**for sales and marketing advice**



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