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DEVELOPMENT OPPORTUNITIES

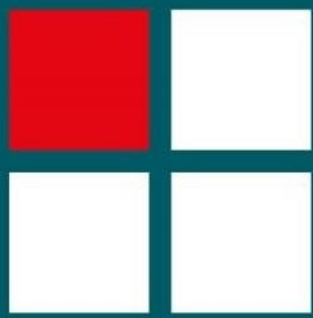
MARCH 2024

LAND AND BUILDINGS OFFERING DEVELOPMENT POTENTIAL



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FOR SALE DEVELOPMENT OPPORTUNITY



The Ship, Liverpool Road, Irlam, Salford

The property comprises a substantial attractive period property which was formerly a public house. The property has been stripped out to shell form. The accommodation is arranged over ground, first and second floors. Some works have been carried out to the property including replacement of many of the windows.

Externally, there is a large car park to the rear with c25 spaces on approx. 0.15 acres. There is also yard space to the rear and side of the property. To the front of the property there is a forecourt area. The property sits on a site of approximately 0.4 acres.

PRE-APP/DEVELOPMENT POTENTIAL

A pre-planning application was submitted to the Local Authority. Our client informs us that it received a positive response. The plans show conversion for 12 flats (5 x 2-beds and 7 x 1-bed) - total developable area 682m² (7,341 sq ft).

Our client informs us that there may also be potential to develop the car park to the rear into several town houses. All subject to obtaining necessary consents.

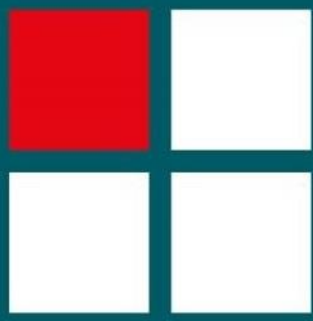
Copies of the plans for conversion are available on request.

PRICE: Offers in the region of £650,000



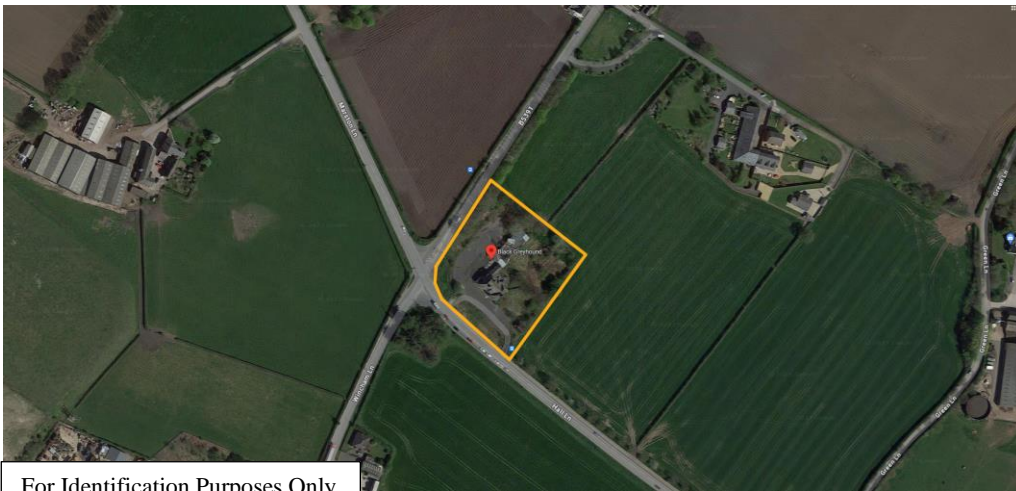
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FOR SALE DEVELOPMENT SITE – APPROX 2 ACRES



For Identification Purposes Only

The Black Greyhound, Hall Lane, Wincham. Northwich, Cheshire CW9 6DG

The property comprises the site of a large former public house premises which is now in derelict condition and part demolished. The site extends to approx. 2 acres.

The site is registered as Greenbelt but as it has been previously developed, the outline planning granted allows for development on the footprint of the former buildings on the site.

The outline planning reference number 17/03244/OUT granted July 2018 is for the demolition of the existing buildings and erection of 12 apartments (2 beds) and four terraced bungalows (3 beds) with associated infrastructure works with all matters reserved.

Our client informs us that part of the existing buildings have been demolished which we understand constitutes a material start to the development and therefore makes the planning extant. Interested parties should make their own enquiries direct with the local authority to confirm this.

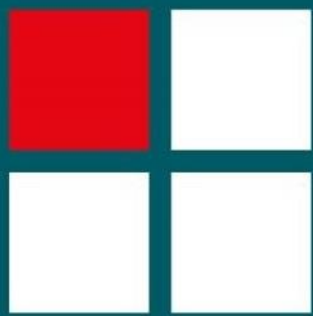
We understand there is a requirement for 30% affordable housing. The S106 contribution is £47,624.16.

PRICE: Offers in excess of £750,000 - CURRENTLY UNDER OFFER



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FOR SALE

**POTENTIAL DEVELOPMENT OPPORTUNITY (STP)
EXISTING DETACHED HOUSE WITH OUTBUILDINGS
ON A SITE OF APPROX 0.7 ACRES**



Ousel Nest Gatehouse, Grange Road, Bromley Cross, Bolton BL7 9AX

- Highly sought after location
- Close to the popular Jumbles Country Park/Reservoir
- Attractive countryside location

The property comprises a Victorian detached house with outbuildings on a large plot of approximately 0.7 acres. The property has stone walls beneath a slate covered roof. It's part double storey and part single storey. The ground floor accommodation comprises a small hall, lounge, bathroom, a second reception room and large dining room. To the first floor there are three double bedrooms. Attached to the house are outbuildings which look out on to a cobbled courtyard. There is a lofty stone barn, a garage and former stable room. The property is generally in need of refurbishment and maintenance.

The property is held freehold under Title Nos GM151083, GM435291 and GM385854. Please note there is a small sliver of land held under Title No GM484572 which forms part of the site which isn't currently in our clients ownership. However, we are informed the ownership is currently in the process of being transferred to our clients through solicitors and the Land Registry.

PRICE: Offers in excess of **£850,000** - **CURRENTLY UNDER OFFER**



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FOR SALE **DEVELOPMENT OPPORTUNITY** SITE AREA APPROX 386 SQ M (461 SQ YDS)



42-46 DRAKE STREET, ROCHDALE OL16 1NU

The site is prominently situated fronting onto Drake Street (A6223) just a short walk from the main retail and leisure offering of Rochdale Town Centre which has benefitted from considerable regeneration in recent years.

A development opportunity comprising a vacant parcel of land extending to approximately 386 sq m (461 sq yds). A positive Pre-App response has been received from the local planning department in relation to a mixed retail and residential development (written communication can be found within the legal pack). Under the current plans the site would comprise of a commercial unit to the ground floor and 33 apartments spanning the ground to fifth floor. The site is located in Rochdale Town Centre and would make an ideal purchase for a developer seeking their next project. The property is held Freehold under title number GM749512.

PRICE: On application CURRENTLY UNDER OFFER



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FOR SALE

**0.58 ACRES RESIDENTIAL DEVELOPMENT SITE (STP)
Indicative Scheme for 129 Apartments/Townhouses**

**Land off Beswick Street & Bradford Road,
New Islington, Ancoats, Manchester M40 7EY**



For Identification Purposes

The site is situated on the north side of Beswick street close to its junction with Bradford Road, fronting the Ashton Canal in the highly popular New Islington area of Ancoats, Manchester.

The site comprises an L-shaped development site of 0.58 acres that fronts onto the Ashton Canal.

OPPORTUNITY

The site has an indicative scheme prepared by Simpson Haugh Architects for a residential led scheme overlooking Ashton Canal providing 129 units over 3 apartment blocks, 8 storeys high (42 x 1 beds and 76 x 2 beds) together with 11 townhouses. We are informed that this received a positive and favourable response at pre-app meetings with the local authority (STP).

PRICE: On Application - CURRENTLY UNDER OFFER



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FOR SALE DEVELOPMENT OPPORTUNITY GRADE II LISTED BUILDING c10,000 SQ FT (GIA)



44/50 PORTLAND STREET, MANCHESTER M1 4GS

- A rare opportunity to purchase a building with 5 floors delivering vacant possession, ready for immediate refurbishment
- May suit a variety of uses subject to planning such as Boutique Hotel, Aparthotel, Apartments, Offices, clinic etc

The property is located on the north west side of Portland Street close to its junction with Charlotte Street in the heart of Manchester City Centre.

The property comprises a Grade II listed five storey, mid terraced brick built period building. The accommodation is arranged over basement, ground floor and four upper floors. The ground and upper floors are all vacant and in need of redevelopment. There is an old lift within the property which is not currently in use. The self contained basement is currently occupied by a restaurant business. T/a – Bunk - www.bunkwings.com. They have assigned the existing lease which **expires in December 2024** with **current passing rent of £25,172 p.a.** The tenant currently has **8 other venues in the UK**. The property is held freehold under title no. LA28505.

PRICE: Offers in the region of £2m



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FOR SALE

FORMER 54 BED CARE HOME

GIA 17,644 SQ FT
SITE AREA c1.23 ACRES



Kingsfield Care Home, Union Road, Ashton under Lyne

The property comprises a former 54 bed care home which is single storey of brick construction beneath pitched tiled roofing. Internally there is a series of bedrooms some with en-suites together with dining and lounge areas, kitchen facility, additional WCs and office/staff room facilities.

Externally, there is a central courtyard area and additional garden areas on the periphery of the site together with a car parking area close to the entrance to the site.

May suit alternative uses eg supported living, residential (STP). The property is held predominantly freehold under Title Number GM817691. There is a small section of leasehold land held on a 999 year lease under Title No GM817891.

PRICE: Offers in the region of £2.5m



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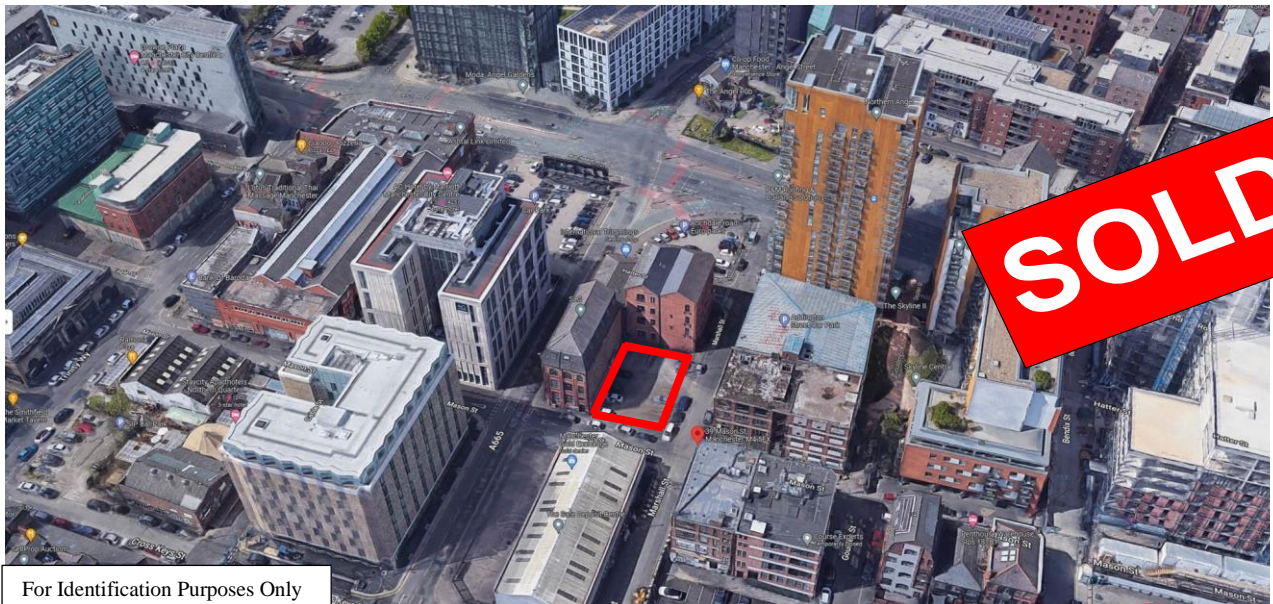


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FOR SALE

MANCHESTER CITY CENTRE DEVELOPMENT SITE

APPROX 3,600 SQ FT (0.08 ACRES)



For Identification Purposes Only

3 MASON STREET, MANCHESTER M4

The property comprises a car park site with planning for two ground floor retail units with 14 two-bed apartments above and basement car parking beneath. Planning was originally granted in 2017 however, we are informed that following the discharge of various conditions, that the planning is now extant. Planning reference no 117470/FO/2017.

PRICE: Guided at £1m.



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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 -



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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)

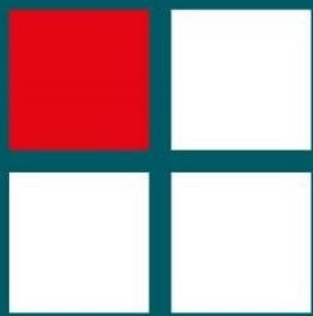
Pre app proposal for residential scheme outline consisting of 383 units made up of 115 x 1 bed / 252 x 2 bed / 7 x 3 bed/ over 3 towers plus 9 x 4 bed town houses.

PRICE: Offers in the region of £2.95m



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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



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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 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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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.

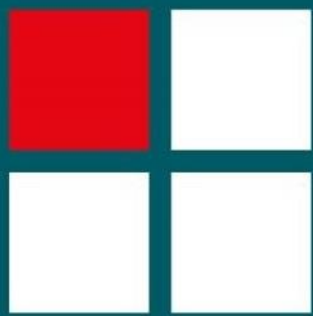
The development incorporates 104 apartments which include 50 x 1-beds (average size 364ft²), 48 x 2-beds (average size 594ft²) and 6 x 3-beds (average size 1,102ft² (we understand that planners are relatively flexible on increasing the size of this unit). **Planning Application Number 18/72242/FUL**.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

PRICE: Offers in the region of £3.5million



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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

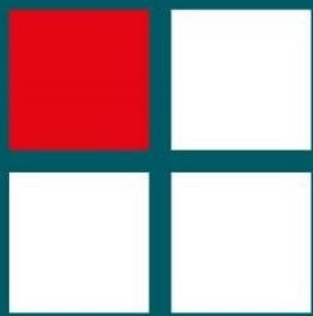


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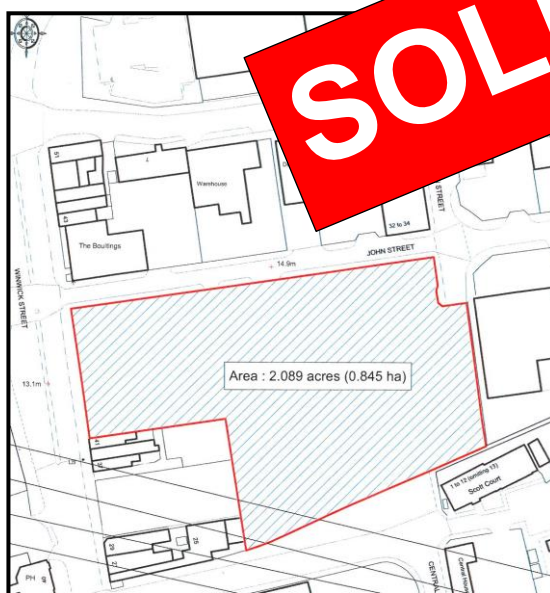
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JOHN STREET/WINWICK STREET, WARRINGTON WA2 7UB



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

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for sales and marketing advice



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