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DEVELOPMENT OPPORTUNITIES

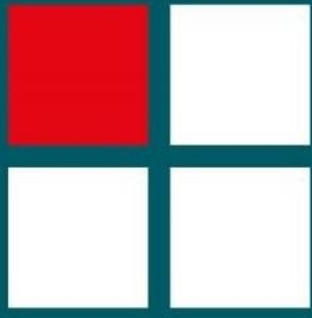
NOVEMBER 2024

LAND AND BUILDINGS OFFERING DEVELOPMENT POTENTIAL



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FOR SALE

CITY CENTRE SITE - 116m² (1,250 sq ft)



Land at 4-6 Holbrook Street, Manchester M1 7DB

The site is situated on the north side of Holbrook Street, within close proximity to Charles Street in Manchester City Centre. The property sits in the heart of Manchester's student area and is in close proximity to Oxford Road. On the opposite side of Charles Street is Circle Square, a relatively new mixed use development including 1,200,000 sqft of office space, 1,700 new homes and 100,000 sqft of ground floor leisure and retail space.

The property comprises a small parcel of land at the rear end of Holbrook Street which is bound by the River Medlock to the east, the railway line/viaduct to the north and a car park to the west. The land is hardstanding and is fenced with gate access onto Holbrook Street.

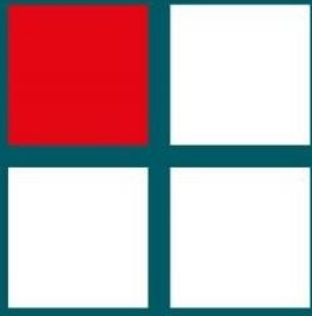
The property was granted planning consent on 21st May 2021 for – Creation of a pop-up food venue involving the siting of a food trailer, outdoor seating, associated landscaping and lighting. Planning application no 129684/FO/2021.

PRICE: Offers in the region of **£225,000**



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FOR SALE
FORMER VICTORIAN CONVENT AND OUTBUILDING'S
C10,000SQFT (GIA) 1.5 ACRE SITE
POTENTIAL FOR REDEVELOPMENT (STP)



For identification purposes only



UNDER OFFER

ST JOSEPH'S CONVENT, 150 GREENLEACH LANE, WORSLEY M28 2TS

The property comprises a large Victorian convent building which sits within attractive grounds/gardens on a site of approx. 1.5 acres. There is an additional outbuilding connected to the main building by a covered walkway/corridor. Internally there are a series of bedrooms on ground and first floor together with a laundry room. There is also a detached row of 3 garages. There are two access roads into the site from both Greenleach Lane and Broad Oak Road.

THE OPPORTUNITY

The property sits on a good sized site of c 1.5 acres and offers development potential subject to planning. The current planning use we understand comes under C2 residential institutions having been used for care use. Interested parties should make their own planning enquiries with the local authority or take advice from a planning consultant to confirm this and are encouraged to seek advice for any other proposed uses they may have for the site. Some potential uses for the site, subject to obtaining any necessary consents, may include:

- * POTENTIAL CONVERSION/REFURBISHMENT TO HIGH END DWELLING
- * SPLIT THE SITE RETAINING EXISTING BUILDING/S ON HALF WITH REMAINING HALF FOR DEVELOPMENT.
- * RESIDENTIAL DEVELOPMENT FOR A HOUSING SCHEME
- * CARE USE
- * OWNER OCCUPIER FOR EDUCATION/LIVE IN FACILITIES
- * SUPPORTED LIVING

By way of example Coda Architecture have designed a sketch scheme for 4 large detached 2 storey dwellings of c 3,000sqft each on one half of the site retaining the existing building on the other half.

According to Salford Councils website the site sits outside of the Worsley Village Conservation area. There are no TPO's (Tree Preservation Orders) listed on this site on Salford Councils interactive map. The property is held Freehold under Title No MAN167468.

PRICE: Offers in excess of £2m. We have been instructed by our client in connection with the sale of the above property to invite best offers by 12noon on Wednesday 20th November 2024. Please contact either Neale Sayle (Neale.sayle@wtgunson.co.uk) or Matt Styles (matthew.styles@wtgunson.co.uk) for further information.



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FOR SALE

**MANCHESTER CITY CENTRE DEVELOPMENT OPPORTUNITY
GRADE II LISTED BUILDING - 15,577 SQ FT (GIA)
LINDENCOURT HOUSE, 34 CHARLOTTE STREET, MANCHESTER M1 4EE**



The property is located on the south west of Charlotte Street at its junction with Faulkner 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. Part ground and the upper floors are all vacant in shell form and in need of redevelopment.

In terms of occupational tenants, part ground floor is occupied by YUZU a well established Japanese restaurant where terms have been agreed for a new 10 year lease at £20,425pa. The basement is occupied by a Karaoke bar t/a Vina Karaoke on a 14 year lease from 1st September 2023 at a rent of £38,500pa. The total passing rent is £58,925pa. Further lease details contained within datalink available on request.

PLANNING OPPORTUNITY

Part ground and uppers are fully vacant in shell form and suitable for redevelopment. Our client has secured planning and listed building consent for the conversion to high end character offices as follows:

Listed building consent for internal and external alterations in association with renovation of existing office accommodation within the building including installation of internal lift, new windows, and internal reconfiguration. Planning ref 136926/LO/2023.

Our client has a project team in place and the refurbishment works have been fully tendered making this a 'ready-to-go' opportunity. Further details can be provided on request.

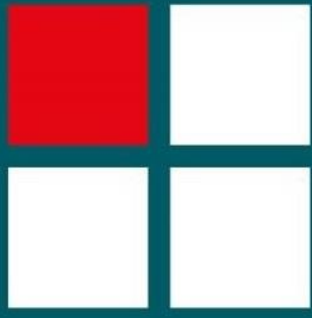
The property would also suit a variety of uses eg apartments, boutique hotel, serviced apartments, aparthotel, education, clinic (all subject to obtaining any necessary consents). An apartment scheme was designed and granted planning in 2016 (now lapsed) as follows: Conversion of existing warehouse to 12no. self-contained apartments with common areas and boundary and external treatments. Planning ref: 110785/FO/2015/C2.

PRICE: Offers on the region of £2.75m



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FOR SALE

SITE WITH DEVELOPMENT POTENTIAL

Approx. 1,600 sq ft (0.04 acres)



Land at 6, 8 & 10 Little Peter Street, Knott Mill, Manchester City Centre

The property comprises a regular shaped site of approx. 0.04 acres (1,600sqft). The site offers potential for redevelopment, subject to planning with some developments in the immediate vicinity ranging between 5-7 storeys.

PLANNING/POTENTIAL

No formal conversations have been had with the local authority however our client has had a couple of feasibility studies prepared by an architect including a scheme for 2 x large 4 storey townhouses of 4,000sqft plus each and mixed use block of ground floor commercial with apartments above. Further details available in the dataroom on request.

Historically the site was granted planning in 2007 for - Erection of a 4 storey development comprising of A1 (shop) unit at ground floor and upper floor offices – planning ref 081772/FO/2006/C3 (Now lapsed). In 2003 planning was also approved for - Erection of a 4 storey mixed use development comprising one A1 (shop) unit and one A2 (financial and professional services) unit at ground floor and 5 self contained flats on the upper floors – planning ref 069457/FO/2003/C3 (Now lapsed).

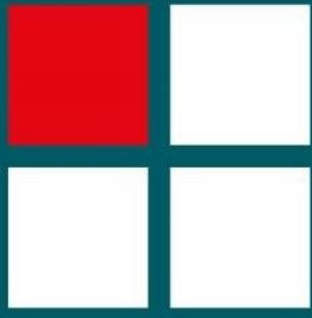
For info the southern adjacent site has been consented for a scheme of 7 townhouses – planning ref 128433/FO/2020. The Knott Mill area has a masterplan outlining development which can be viewed in the dataroom. The extract from the masterplan outlines the potential for a 5-7 storey building on the subject site.

PRICE: Conditional and unconditional offers will be considered at offers in the region of £675,000
– CURRENTLY UNDER OFFER



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FOR SALE

DEVELOPMENT SITE WITH PLANNING PERMISSION Approx. 0.26 acres (0.11 hectares)



Land at Rainsough Brow, Prestwich, Manchester M25 9XW

- Approved full and implemented planning permission for 15 apartments (9x 2-beds), 6 x 1-bed).
- Attractive location with several residential schemes completed in recent years
- 1.5miles from Prestwich Village

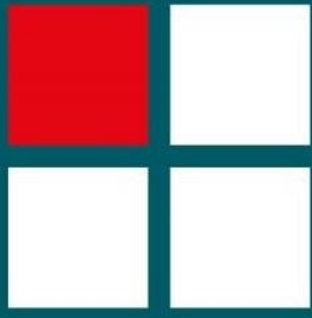
A development opportunity comprising a freehold site extending to approximately 0.11 Hectares (0.26 Acres) benefitting from approved full planning permission for the construction of a four storey (plus undercroft parking) residential building consisting of 15 apartments. Under the consented plans the apartments would comprise a mixture of 9 x 2 bedrooms and 6 x 1 bedrooms (1 penthouse) ranging from 516 SQ FT to 850 SQ FT. The planning application can be viewed using planning reference 2765 on the Bury Council planning portal. The property is held freehold under title numbers: GM685531 & MAN241751.

PRICE: Conditional and Unconditional Offers Invited – CURRENTLY UNDER OFFER



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FOR SALE
POTENTIAL DEVELOPMENT SITE (STP)
Approx. 0.3 acres



Former S Duddy & Co Yard, Off Stockport Road, Marple SK6 6AH

The property comprises a former roofing contractors yard which is surrounded by residential and would potentially suit residential redevelopment subject to planning. The site is approx. 0.3 acres and is fenced off with secure entrance gates.

SKETCH SCHEMES

We have been provided with various potential sketch schemes from Buttress Architects as follows:-

- 17 x 1 and 2 bed apartments
- 6 x 3 bed townhouses (92.1sqm/991sqft)
- 5 X 3 bed townhouses and 3 x 1 bed apartments
- 4 x 3 bed townhouses and 2 x 4 bed townhouses
- 6 x 3 bed townhouses and 3 x 1 bed apartments

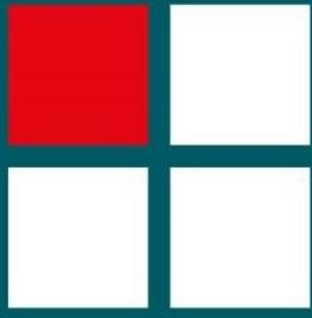
Further information available upon request.

PRICE: Offers in excess of £600,000 – CURRENTLY UNDER OFFER



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FOR SALE DEVELOPMENT SITE – APPROX 2 ACRES



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.

Reserve matters were approved in May 2023. We are informed that this offers an extension to the planning of 2 years from the date of approval of the reserved matters ie A start on site must commence by May 2025. Interested parties should make their own enquiries direct with the local authority to confirm this.

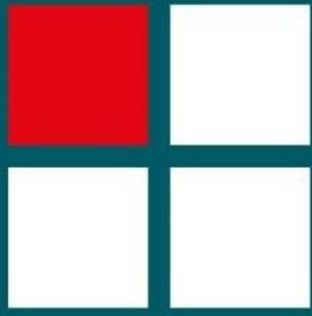
We understand there is a requirement for 30% affordable housing. The S106 contribution is £47,624.16

PRICE: Offers in excess of £750,000



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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.

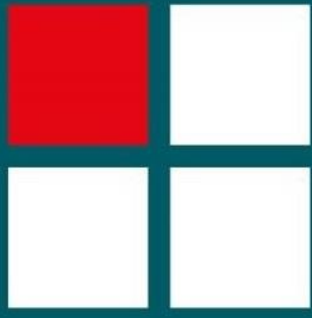
The property is held freehold under Title Nos GM151083, GM435291 and GM385854. Please note there is a small sliver of land held under Title No GM484572 which forms part of the site which isn't currently in our clients ownership. However, we are informed the ownership is currently in the process of being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

PRICE: Offers in excess of **£850,000**



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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.

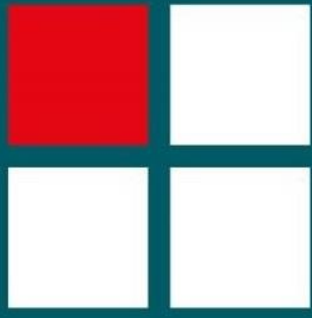
A development opportunity comprising a vacant parcel of land extending to approximately 386 sq m (461 sq yds). A positive Pre-App response has been received from the local planning department in relation to a mixed retail and residential development (written communication can be found within the legal 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 **SOLD**



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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

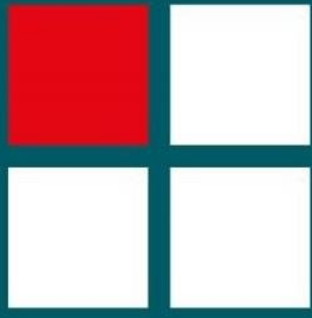
The site has an indicative scheme prepared by Simpson Haugh Architects for a residential led scheme overlooking Ashton Canal providing 129 units over 3 apartment blocks, 8 storeys high (42 x 1 beds and 76 x 2 beds) together with 11 townhouses. We are informed that this received a positive and favourable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

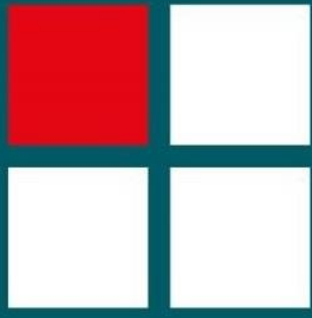
The property comprises a Grade II listed five storey, mid terraced brick built period building. The accommodation is arranged over basement, ground floor and four upper floors. The ground and upper floors are all vacant and in need of redevelopment. There is an old lift within the property which is not 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.

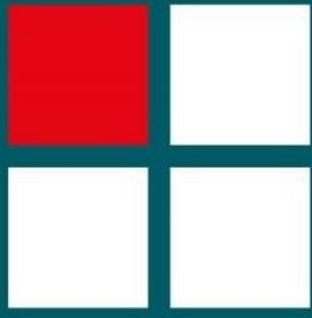
May suit alternative uses eg supported living, residential (STP). The property is held predominantly freehold under Title Number GM817691. There is a small section of leasehold land held on a 999 year lease under Title No GM817891.

PRICE: Offers in the region of £2.5m



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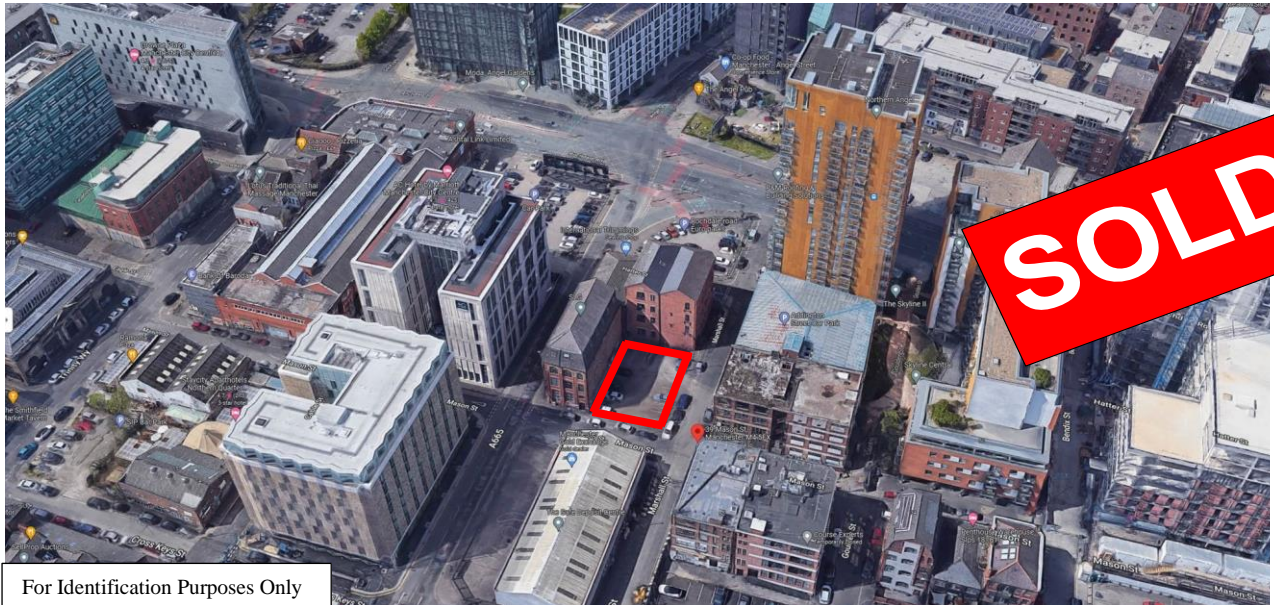


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FOR SALE

MANCHESTER CITY CENTRE DEVELOPMENT SITE

APPROX 3,600 SQ FT (0.08 ACRES)



For Identification Purposes Only

3 MASON STREET, MANCHESTER M4

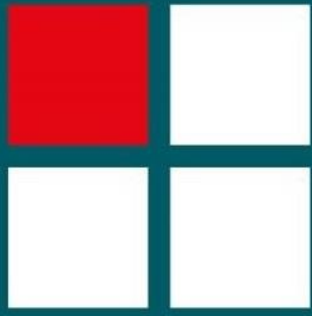
The property comprises a car park site with planning for two ground floor retail units with 14 two-bed apartments above and basement car parking beneath. Planning was originally granted in 2017 however, we are informed that following the discharge of various conditions, that the planning is now extant.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

PRICE: Guided at £1m.



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FOR SALE

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)

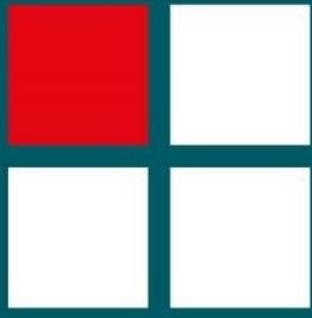
Pre app proposal for residential scheme outline consisting of 383 units made up of 115 x 1 bed / 252 x 2 bed / 7 x 3 bed/ over 3 towers plus 9 x 4 bed town houses.

PRICE: Offers in the region of £2.95m



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FOR SALE
SITE AREA c1.16 acres (0.47 hectares)



For identification purposes only

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.

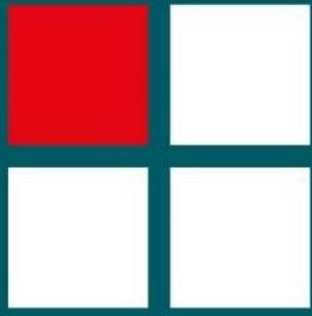
The site may be suitable for open storage, or for employment or residential uses. A pre-application enquiry has been submitted to Salford City Council regarding a proposed residential development, and SCC concluded that *“subject to sufficient evidence which substantiates that there is no current or 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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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.

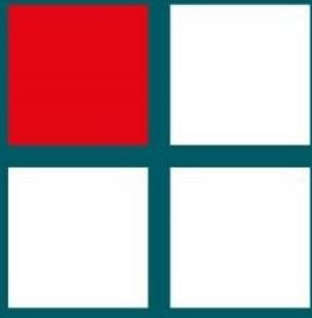
The property comprises a substantial double fronted former retail showroom premises situated in a prominent corner position with accommodation over three stories plus basement. The property sits on a site of approximately 0.1 acres. According to the Valuation Office, the existing building on a net internal 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.

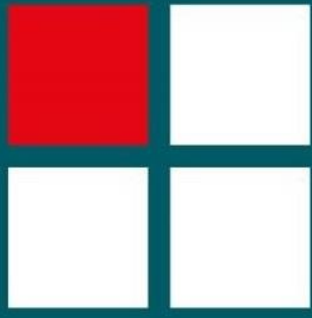
There is an outline planning application submitted with Wigan Council for the erection of 30 residential dwellings comprising 24 semi detached houses and 6 apartments. Detail of the application can be found via Wigan Councils Planning Portal using **Planning Reference A/15/80753/OUTMAJ**.

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

SOLD



“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.

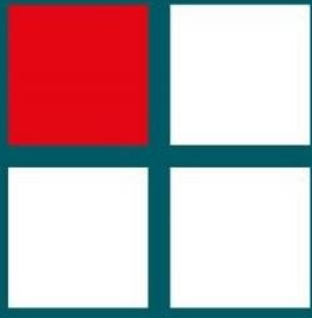
The development incorporates 104 apartments which include 50 x 1-beds (average size 364ft²), 48 x 2-beds (average size 594ft²) and 6 x 3-beds (average size 1,102ft² (we understand that planners are relatively flexible on increasing the size of this unit). **Planning Application Number 18/72242/FUL**.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

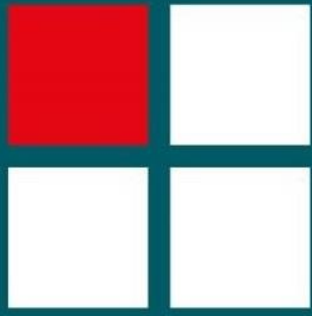


Not to scale for identification purposes only



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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.

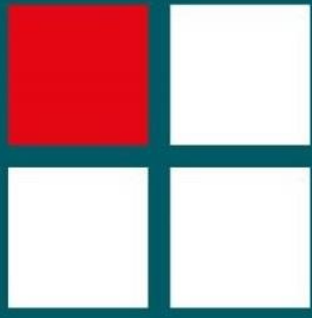
Planning consent was granted in October 2007, development works commenced but construction works ceased in 2008. It is understood that existing completed sub structure foundations could accommodate a revised proposal for an alternative scheme subject to planning.

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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