



Serenity Gardens

FOR SALE FORMER VICTORIAN CONVENT AND OUTBUILDING'S
C 10,000 SQFT (GIA) 1.5 ACRE SITE
POTENTIAL FOR REDEVELOPMENT (STP)

HIGHLY POPULAR AND AFFLUENT RESIDENTIAL LOCATION

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



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FOR SALE

Former Victorian Convent
and Outbuilding's

c 10,000 sqft (GIA)

1.5 Acre Site

Potential for Redevelopment (STP)

- Large site with potential for redevelopment for a variety of uses/schemes STP
- May suit owner occupier for variety of uses e.g. High end dwelling, care, supported living etc STP
- Highly popular and affluent residential location
- Attractive position with leafy surrounds





Location

The property is located on the north east side of Greenleach Lane at its junction with Broad Oak Road in the popular village of Worsley, Salford, Greater Manchester.

The property is situated in an affluent residential area in an attractive leafy location.

Worsley village centre including various bars and restaurants on Barton Rd is less than a 1 mile south west. The popular village of Monton which is home to a variety of bars, restaurants and independent retailers is approx. 2 miles south east.

Junction 13 of the M60 Motorway is less than 1 mile to the west. East Lancashire Road (A580) is less than 1 mile to the east which provides easy access into Manchester City Centre which is approx. 6 miles to the east.



Drive Times

	Mins	Miles
Worsley	6	1.5
M60 (Junction 13)	3	1
East Lancs Road (A580)	3	<1
Manchester City Centre	18	5.5





MANCHESTER CITY CENTRE

A580

BROAD OAK RD

LONGLEY DR

GREENLEACH LANE

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

Description

The property comprises a large Victorian convent building which sits within attractive grounds/gardens on a site of approx. 1.5 acres.

The main property is of brick construction beneath a pitched slate roof. Accommodation is arranged over ground, first and second floors. The ground floor comprises several lounge areas, a chapel, dining room and kitchen. The first floor comprises several bedrooms and offices. The second floor provides several additional bedrooms. There is basement accommodation which is utilised for the boiler and also a laundry/drying room.

There is an additional outbuilding connected to the main building by a covered walkway/corridor. A part single storey, part double storey building of brick construction beneath a part flat roof, part pitched slate roof. 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.



Accommodation

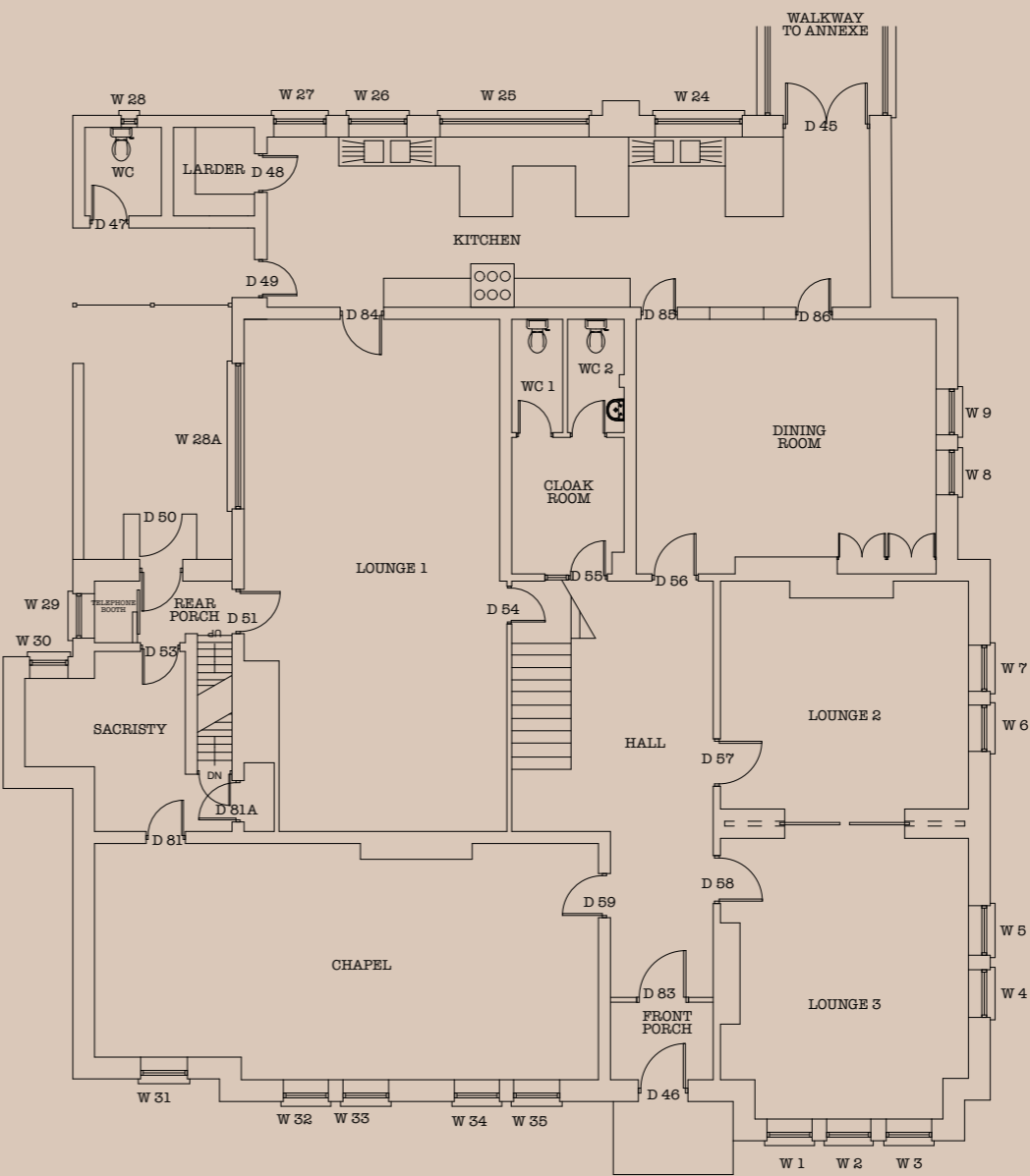
As measured on a gross internal basis the property has areas as follows:

Floor	Sq Ft
Ground floor main building	3,408
1st floor main building	2,482
2nd floor main building	803
Total	6,693
Basement not measured	
Ground floor outbuilding	2,296
1st floor outbuilding	989
Total	3,285
Overall Total	9,978
Row of garages not measured	



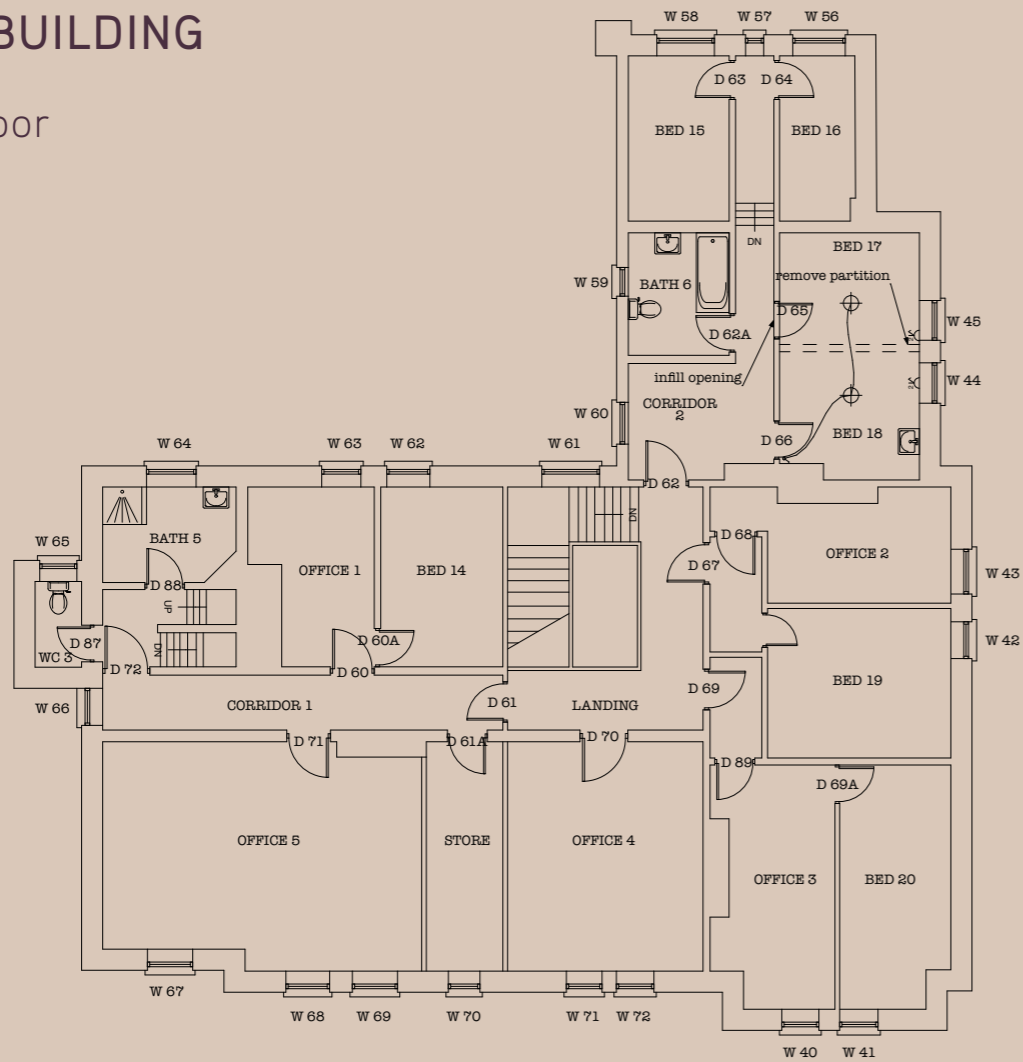
MAIN BUILDING

Ground Floor

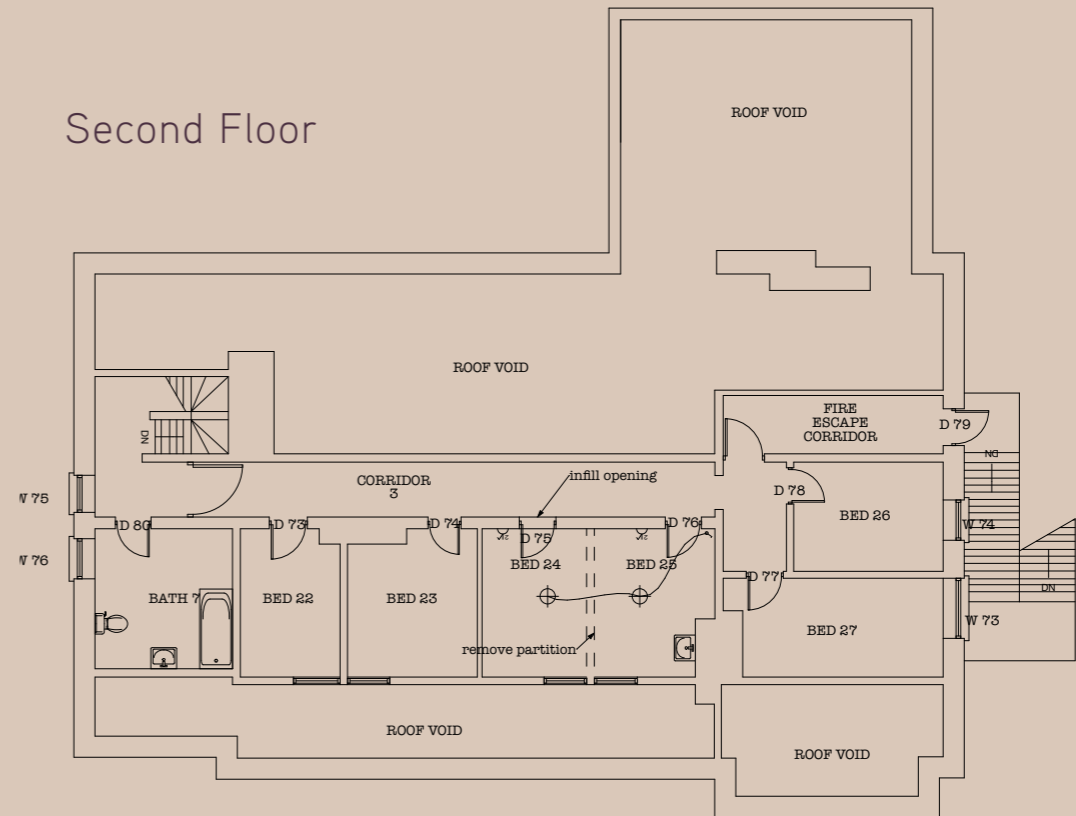


MAIN BUILDING

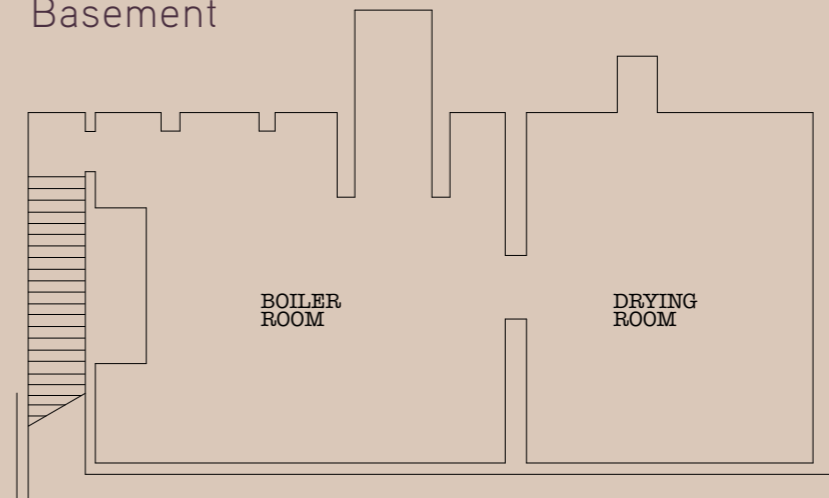
First Floor



Second Floor

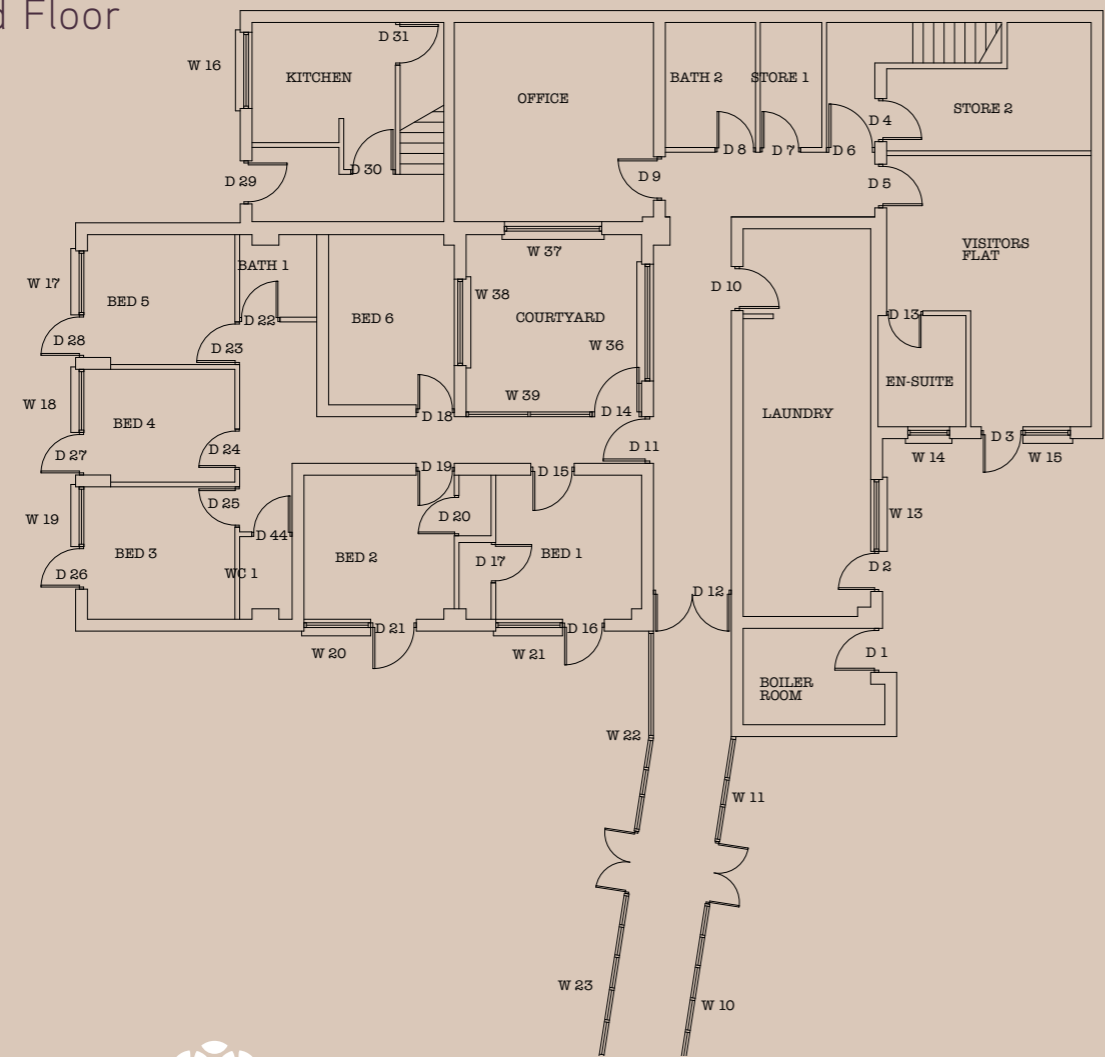


Basement

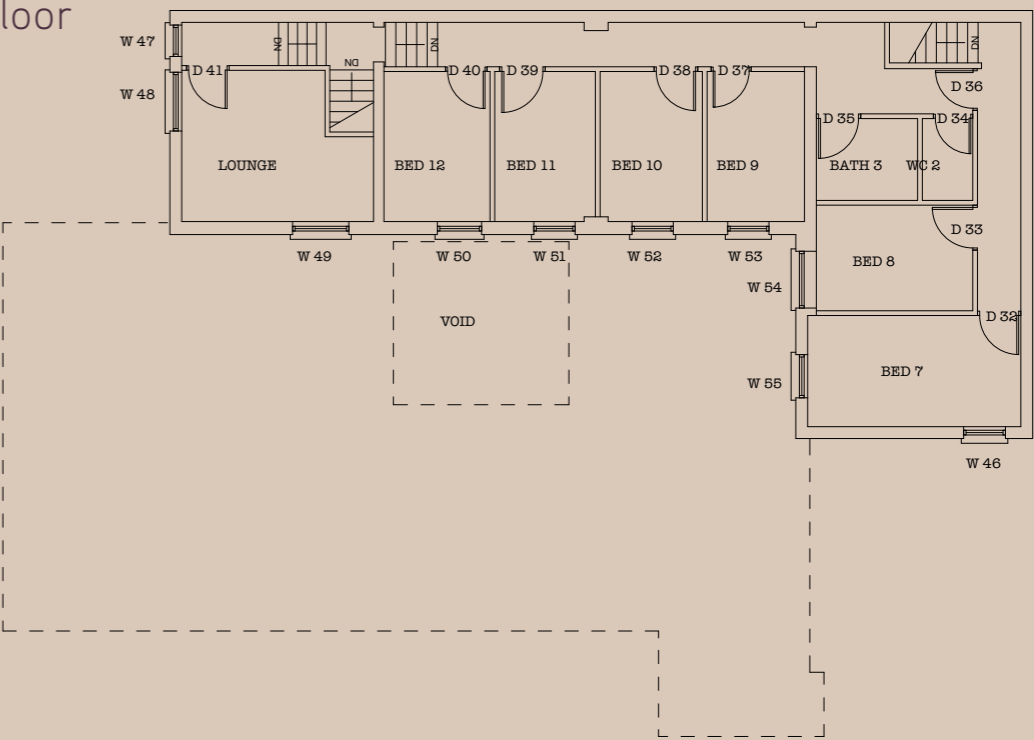


OUTBUILDING

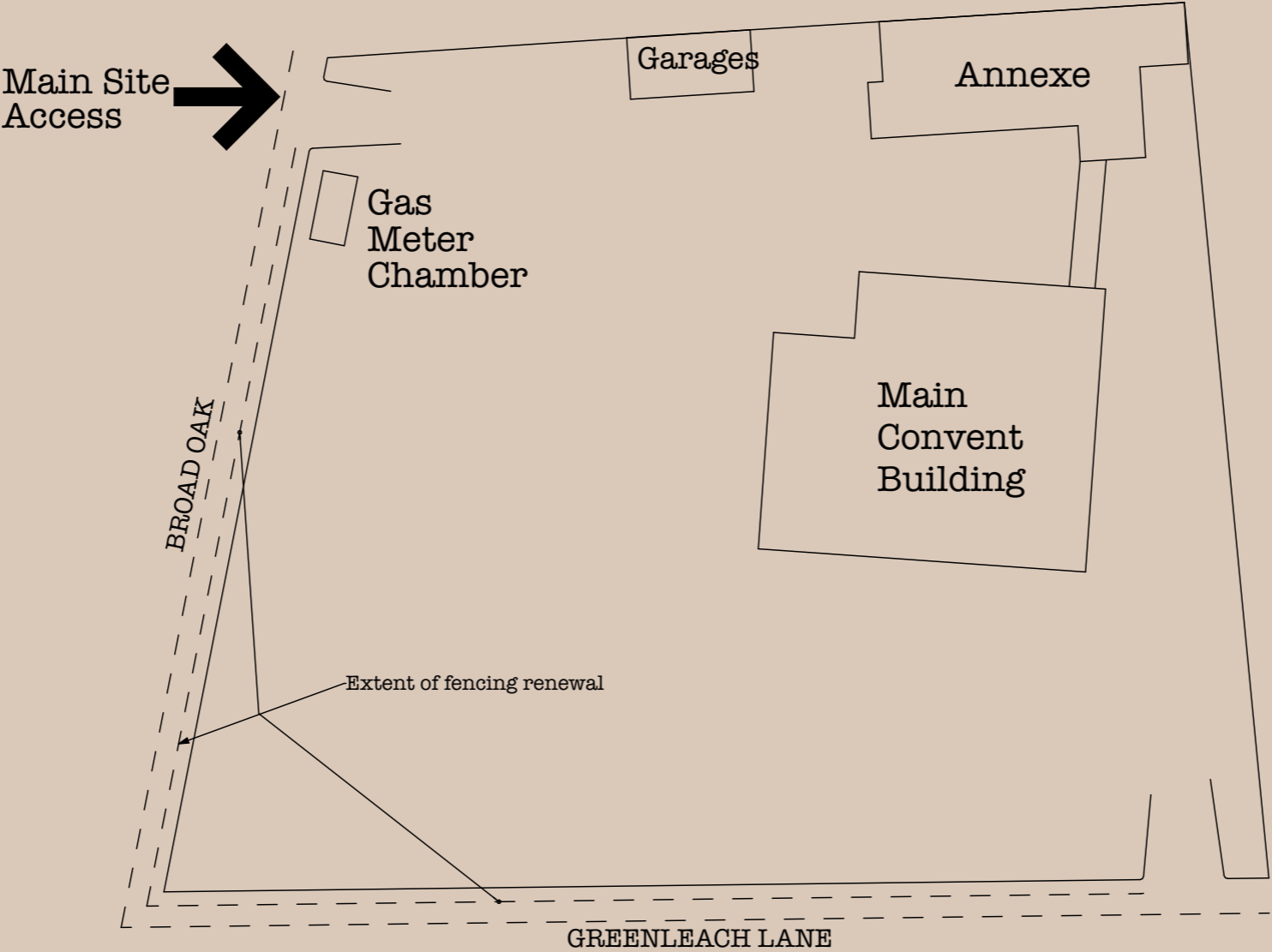
Ground Floor



First Floor



SITE LAYOUT



The Opportunity

The property sits on a good sized site of c 1.5 acres and offers development potential subject to planning.

The property has been used as a convent, residential living accommodation and offices which we understand likely comes under C2 residential institutions/sui generis. That said 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.

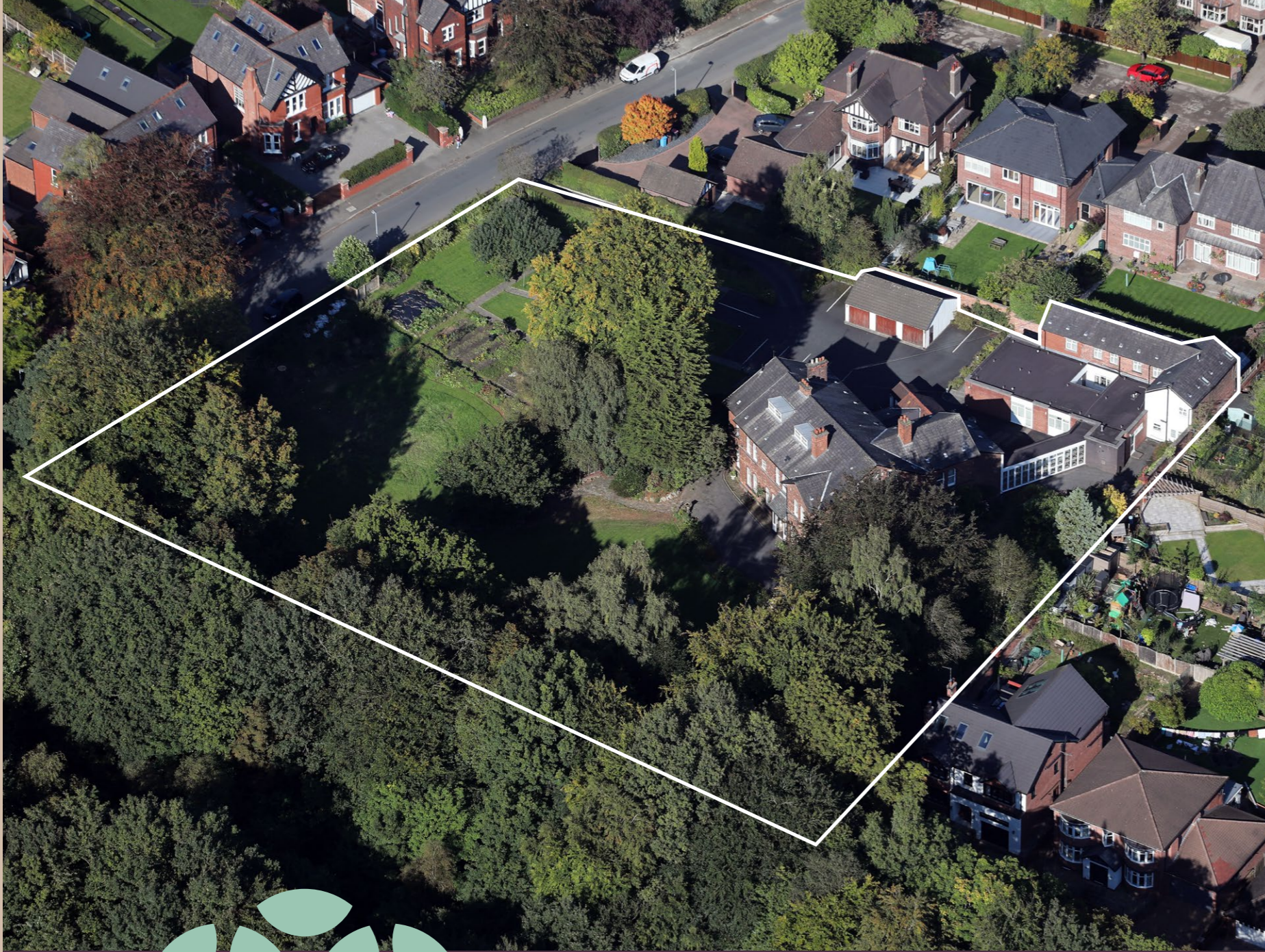
Some potential uses for the site, subject to obtaining any necessary consents, may include:

- 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 Council's 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 Council's interactive map.





Tenure

The property is held freehold under title no MAN167468.

Purchase Price

Offers in excess of £2m. We are inviting offers on both an unconditional and conditional (subject to planning) basis.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted may be liable to VAT.

Enquiries/Viewings

By appointment with the sole agents:



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