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DEVELOPMENT OPPORTUNITIES

OCTOBER 2026

LAND AND BUILDINGS OFFERING DEVELOPMENT POTENTIAL

RICS

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FOR SALE

0.9 ACRE (APPROX) DEVELOPMENT OPPORTUNITY

Land with Full Planning Permission for 18 no Affordable Apartments

Former Old Rectory Hotel, Meadow Lane, Denton, Tameside M34 7GD

- Logical brownfield site in a popular residential location
- Full Planning Permission granted for 18 no affordable apartments
- Benefitting from an implemented planning consent for a 54 bed care home

The property comprises of a brownfield site extending to approximately **0.36 ha (0.9 acres)**. It is an irregular, elongated plot running broadly north to south. A narrower arm at the northern end widens into a broader main body to the south.
Freehold under title references LA337054 and GM388313.

PLANNING

The site was granted full planning permission on 13th September 2024 for the development of 18no affordable apartments over 3-storeys with associated parking, landscaping and works necessary to facilitate the development.

The planning application can be viewed via the Tameside planning portal using planning reference 23/00525/FUL. Planning consent was granted by Tameside Metropolitan Borough in June 2009 for the demolition of the former hotel and erection of a 54 bed care home (TP ref: 08/01266/FUL). The planning consent was implemented in June 2011 and the hotel demolished. The consented scheme provides for 54 rooms ranging between 24sqm and 26sqm over a lower ground, ground, first and second floor building, delivering a total Gross Internal Floor area (GIFA) of 2,719 sqm. Our client has also looked at similar schemes that can deliver a similar GIFA increases bedroom numbers to 70.

PRICE: Offers are invited on either a subject to planning conditional basis, and also on an unconditional basis.

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FOR SALE
WORKSHOP/WAREHOUSE UNIT
ON A SITE OF c0.23 ACRES

1 Burstock Street, Manchester M4 4JD

- Area of redevelopment/regeneration
- Periphery of Manchester City Centre
- Potential for redevelopment (subject to any necessary consents development (subject to any necessary consents

The property comprises a warehouse of concrete frame construction with brick elevations beneath a single pitched asbestos sheet covered roof, together with a double storey section of former offices to the front beneath a flat roof. The unit has an eaves height of 2.6m to the lower section and 5m to the higher. In addition, there is basement storage. Externally there is yard space predominantly to the side of the unit. The property sits on a site of c 0.23 acres. Please note there is a licence agreement to a Music events operator from August 2026 through to March 2027 at a monthly rent of £3,750 per calendar month paid on the 1st of each month.

PRICE: On application

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FOR SALE

SITE WITH PP FOR A 5.5 STOREY DEVELOPMENT FOR 9 APARTMENTS

Approx. 1,600 sq ft (c 0.04 acres)

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

The site is located in the Knott Mill area of Manchester City Centre on the south side of Little Peter Street at its junction with Constance Street. Deansgate A56 is within close proximity providing easy access to the inner road Mancunian Way A57(M).

The property comprises a regular shaped site of approx. 0.04 acres (1,600sqft) which is currently utilised for car parking with c 7 spaces. The site was granted planning on 26/02/26 for "Erection of a 5.5 storey building to form 9 no. residential apartments (Use Class C3a), with associated cycle parking, refuse storage and plant in the basement." Planning reference 143678/FO/2025. The proposed plans include for 4 x 1 beds, 3 x 2 beds and 2 x 3 beds.

Historic planning, now lapsed has included retail with offices above and commercial with residential apartments above. There is also a sketch scheme for two x townhouses.

It is worth noting that the southern adjacent site has previously 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: We are seeking unconditional **offers in the region of £775,000**.

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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 the region of £575,000. Preference for unconditional offers. UNDER OFFER

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FOR SALE
DEVELOPMENT SITE WITH PP FOR 22 HOUSES
C1.16 ACRES

Site at Heeley Road/St David's Road North Lytham St Annes FY8 2JX

The site is located at the junction with Heeley Road and St David's Road North in Lytham St Annes. All town centre shops, bars and restaurants in St Anne's are less than 1 mile south East. St Anne's-on-the-Sea Railway Station is also less than 1 mile south east. Junction 4 of the M55 motorway is approx. 5 miles north east.

The site comprises land extending to c 1.16 acres on either side of Heeley Road including a former Co-op building.

The site has been granted planning from March 2026 subject to agreement of the section 106 (s106 - we are informed this is likely to be £45,500) for 22 dwellings. This includes 19 x 3 storey townhouse and 3 dwellings forming a conversion and extension of the former Co-op building on site. Planning ref 25/0358 – documents accessible via Fylde Council planning portal.

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

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FOR SALE

ATTRACTIVE GRADE II LISTED DOUBLE STOREY DETACHED BUILDING

NIA 1,885 SQFT GIA 2,310 SQFT

PLUS BASEMENT STORAGE

Ardeevan House, St Werburgh's Road, Chorlton M21 8UQ

The property comprises a double storey Grade II Listed brick built building beneath a pitched slate roof. We understand the property was originally built in the 1700's as a farmhouse. In recent years it has been utilised for office and leisure use. At ground floor level there is an extension to the side of the property. Internally the accommodation is generally cellular in layout with space over ground, first floor and basement storage. Externally there is a good sized secure car park.

The property is potentially suitable for redevelopment and has been granted planning for conversion to create 1 x 1 bed and 2 x 2 bed residential apartments (560sqft, 700sqft and 893sqft). Planning granted 11th June 2025 under planning ref 143002/LO/2025.

The property may suit a variety of other uses e.g. medical/clinic, nursery, single dwelling etc. all subject to obtaining any necessary consents. The property is held freehold under title no GM420595.

PRICE: Offers in excess of £500,000

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FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH RESOLUTION TO GRANT OUTLINE PLANNING PERMISSION FOR UP TO 65 DWELLINGS

SUMMARY:

- **4.5 Acres (1.83 hectares)**
- **Brownfield site**
- **Previously accommodating a cotton mill, the building has since been demolished**
- **Outline planning permission granted for the erection of up to 65 dwellings**
- **Approx 1km east of Chorley Town Centre**
- **Motorway access to J8 of the M61 located 2 miles north east.**
- **Finance may be available (further details on request)**

COWLING MILL, COWLING BROW, CHORLEY, LANCASHIRE PR6 0QG

The site is situated on the south side of Cowling Brow located on the on the eastern edge of Chorley, approximately 1km east of the town centre.

The brownfield site spans an area of approximately 4.5 acres (1.83 hectares) and is generally curving along the boundaries. Previously accommodating a cotton mill, the building has since been demolished. The site slightly slopes, descending from the northwest to the south. There is also an electricity distribution building located at the west edge.

The site has a Resolution to Grant Outline Planning Permission following committee meeting on 10 June 2025, for the erection of up to 65 dwellings with all matters reserved, save for access. The application documents can be viewed via Chorley Borough Council's planning portal using planning application reference 14/00500/OUTMAJ. This site is identified as being located in a sustainable location near schools and healthcare and the district of Chorley face a housing land supply shortfall, with only a 2.86-year supply.

Our clients planning consultants are Eden Planning, should interested parties want to discuss planning matters with Eden Planning it should be noted that they are retained by our client for any planning queries, the contact details provided on the final page of our brochure.

OFFERS – Offers are invited on a conditional and unconditional basis. CURRENTLY UNDER OFFER

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FOR SALE

MANCHESTER CITY CENTRE DEVELOPMENT OPPORTUNITY
GRADE II LISTED BUILDING - 15,577 SQ FT (GIA)

SOLD

LINDENCOURT HOUSE, 34 CHARLOTTE STREET, MANCHESTER CITY CENTRE 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 the 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. The lease was renewed for a term of 10 years at a rent of £20,425pa. The basement is occupied by a karaoke bar t/a Vina Karaoke on a 1 year lease from 1st September 2023 at a rent of £38,500pa. The total passing rent is £58,925pa.

Part ground and uppers are fully vacant in shell form and suitable for redevelopment for a variety of uses eg residential apartments, offices, co-working, education, hotel, clinic/medical, aparthotel, serviced apartments – all subject to obtaining any necessary consents. Please note the property has current planning and listed building consent for character offices (granted 7 March 2024 for 3 years) Planning Ref 136926/LO/2023.

Previously the property was also granted planning for an apartment scheme in 2016 (now lapsed) for conversion to 12 no self contained apartments Planning Ref 110785/FO/2015/C2.

The property is held freehold under title no LA61513.

PRICE: Offers on the region of £2.35m

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FOR SALE

DETACHED DOUBLE STOREY OFFICE PREMISES

GIA 5,136ft² (477.14m²) Site Area 0.43 Acres

Prospect House, George Street, Shaw, Oldham OL2 8DJ

- Secure, fenced and gated site
- Potential for redevelopment STP
- May suit alternative uses e.g. Conversion to apartments, care, supported living, nursery, clinic etc STP

The property comprises a double storey office building which we understand was formerly a warehouse of steel portal frame construction. The property has brick elevations beneath a pitched tiled roof. Internally there are a series of offices rooms and kitchen/WC facilities.

The property has a large car park surrounding the building which is secure, fenced and gated. The property sits in the middle of a residential housing estate.

Tenure - Freehold (GM705431).

PRICE: Offers in the region of £650,000

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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

SOLD

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

RICS

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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

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.

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 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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FOR SALE

MANCHESTER CITY CENTRE DEVELOPMENT SITE

APPROX 3,600 SQ FT (0.08 ACRES)

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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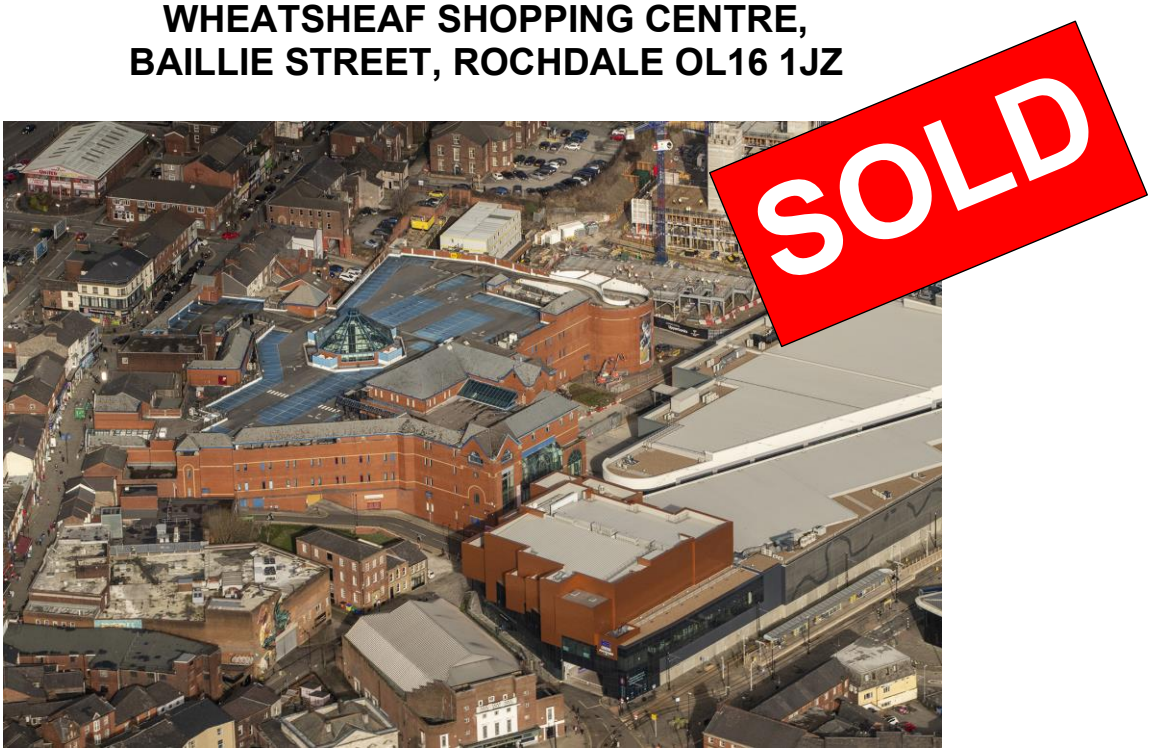
FOR SALE

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 tarmacadam, 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 977.54m^2 (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

RICS

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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

RICS

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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^2), 48 x 2-beds (average size 594ft^2) and 6 x 3-beds (average size 1,102ft^2 (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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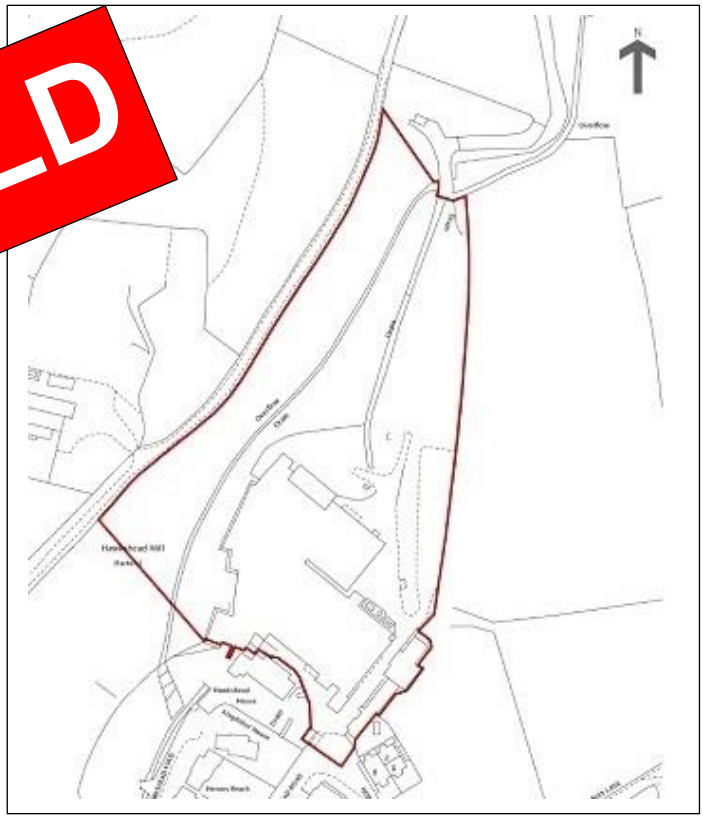
HAWKSHEAD MILL, HAWKSHEAD ROAD, GLOSSOP SK13 7ST

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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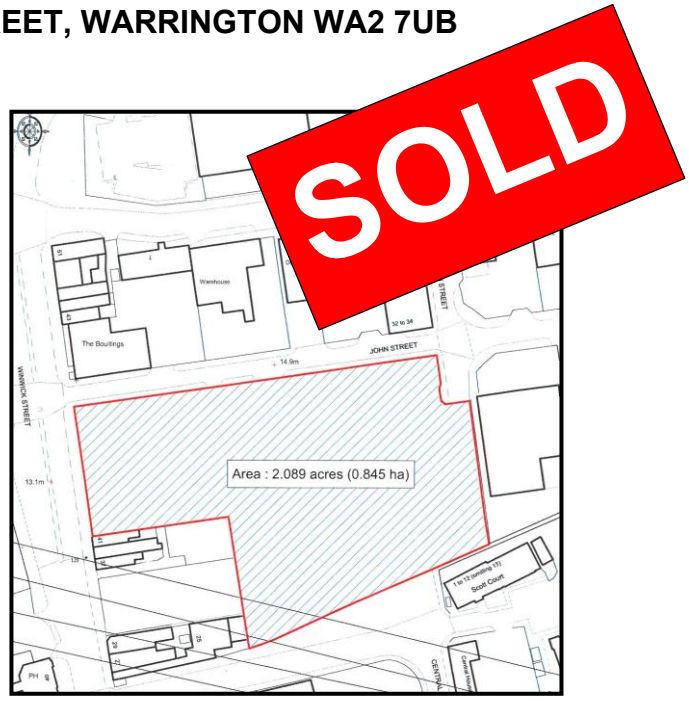
JOHN STREET/WINWICK STREET, WARRINGTON WA2 7UB



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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