

FOR SALE

LM^{ONE}.

PROMINENT ROADSIDE
DEVELOPMENT SITE EXTENDING TO
2 ACRES



976 ROCHDALE ROAD, MANCHESTER, M9 7EP

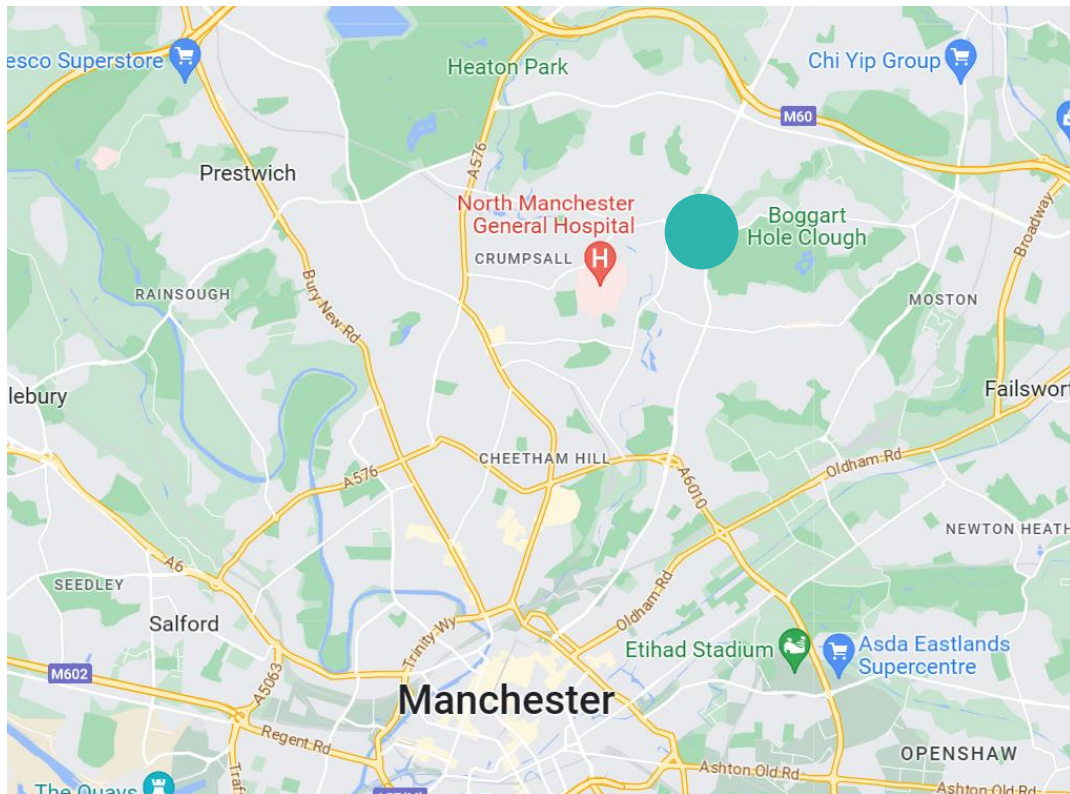
Inviting Offers

Size – 2 acres

- Prominent location fronting Rochdale Road
- Freehold
- Development potential subject to planning
- Variety of end uses possible

SALE CONSIDERATIONS

- Freehold
- 2 acres
- Seeking expressions of interest on both unconditional and conditional basis.
- A variety of end uses are possible subject to obtaining the necessary planning consents
- Excellent access to the M60 with junction 20 under a mile north.
- Previously undeveloped land which is unallocated on the Manchester UDP with no historic planning applications associated with the site.
- Residential development possible under Manchester Planning Policy H3. High density housing may be permitted in this location.



LOCATION

The site located on Rochdale road which is approximately 3.5 miles north of Manchester city centre and within the M60 ring road.

Rochdale road (A664) is one of the main arterial routes into the city centre and connects to junction 20 of the M60.

DESCRIPTION

The site comprises of a plot of land extending to approximately 2 acres with access from Rochdale Road below the PFS.

There is a level change from the main access point on Rochdale road to the brook running along the eastern boundary but benefits from existing levelled areas throughout the site

Predominantly cleared throughout the site does have light vegetation and shrubbery due to lack of landscaping but no mature trees exist on this specific site.



PLANNING

The site is unallocated land and is bordered by Rochdale Road to the west, existing residential development to the north and south and a tree line to the east. The site has not been promoted through the SHLAA and is not on the Brownfield Land Register.

Further information is available on request



TERMS

Inviting offers for the Freehold interest on either an unconditional or subject to planning basis.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476571

Email / Steven@LM1.agency

June 2023

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

LM
ONE

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

LM1, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, and must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by LM1 has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. For information on our Privacy Policy please visit our website – www.lm1.agency