

FOR SALE

Residential Development Opportunity
With Outline Planning Consent

Gross site area of 14.65 acres (5.875 hectares)



- Benefits from outline planning permission for a scheme of 200 dwellings
- Approximately 1.5 miles to the north east of Radcliffe town centre
- Easy access to 3 motorway junctions
- 8 miles north of Manchester City Centre

**Land off York Street,
Radcliffe,
M26 2GL**

Telephone **0161 236 9999**

www.daviesharrison.com

Location

The site is positioned alongside the River Irwell approximately 1.5 miles from Radcliffe town centre in close proximity to the A65 (Manchester Road) which provides access to Bury in the north and Manchester City Centre to the south.

The site benefits from proximity to established residential areas, Bealey Community Hospital, local schools and amenities.

Junction 3 of the M66 Motorway lies approximately 1.5 miles to the east of the site whilst Junction 17 of the M60 is positioned approximately 3km to the south.

Description

The site is generally level, totalling approximately 14.65 acres (5.93 hectares), with access onto York Street. All structures at the site have now been demolished.

The area to the south is residential in nature, with mixed commercial uses positioned to the north and east and an area of natural habitat to the west.

Site Area

The site covers an area of approximately 14.65 acres (5.875 ha).

Tenure

We understand that the property is held freehold and is free from any encumbrances or restrictions.

Town Planning

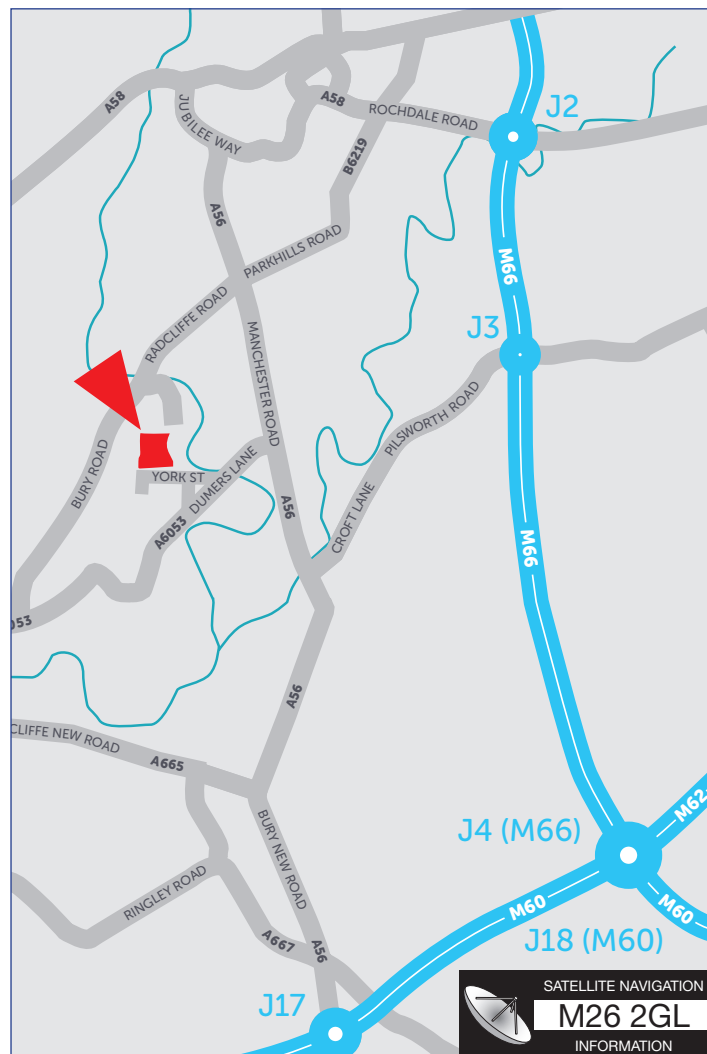
Bury Metropolitan Borough Council have granted outline planning permission at the site for 200 dwellings under application number 53645.

Offers

All offers must explicitly state any conditions that may be attached to the offer and confirm the intended timescales for exchange and completion.

VAT

VAT may be applicable on the sale. Interested purchasers should make their own enquiries on this regard.



Further Information

A full technical pack is available upon request.

For further information please contact Rick Davies of Davies Harrison on 0161 236 9999 or joint agent Robert Hogarth at Jones Lang LaSalle on 0161 828 6440.



MISREPRESENTATION ACT

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars 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 investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property. 08/12.