



markwarburton
CHARTERED SURVEYORS

ID 100-090



FOR SALE

SMALL DEVELOPMENT SITE WITH PLANNING
PERMISSION FOR RETAIL AND RESIDENTIAL BUILD

320 SQ. YDS, or thereabouts

 THE HILLOCK, CROSSGILL, ASTLEY, TYLDESLEY
GREATER MANCHESTER, M29 7DT

PROPERTY LOCATION

The site is located along A572 Manchester Road at the junction with The Hillock in the Tyldesley district of Greater Manchester. The Hillock leads directly off Manchester Road and becomes Crossgill Road which is populated with residential properties.

In close proximity to the site are a number of retail and commercial units fronting onto Manchester Road.

Please refer to attached Location Map.



mark@mwproperty.co.uk
07769 970 244





- Popular and pleasant residential area
- Main road fronted
- Well positioned close to local retail, commercial and professional users

This development site is located on Manchester Road, a key thoroughfare in Tyldesley, Greater Manchester, with direct frontage and a return to Hillock. The broadly rectangular parcel of land offers excellent visibility for both retail and residential purposes. The surrounding area includes mixed-use properties, making it a strategic investment for commercial ventures and housing.

The site benefits from all mains service connections, reducing infrastructure costs for future development. A site-cast concrete raft foundation has already been installed, providing a solid base for construction. With planning permission secured, the approved two-storey development includes a restaurant or takeaway on the ground floor and residential accommodation above.

As a freehold site in a high-traffic location, it presents strong investment potential. The mixed-use approval enables flexible revenue streams, making it attractive for investors or developers. With on-site parking, accessibility is enhanced for customers and residents alike.

mark@mwproperty.co.uk
07769 970 244



SERVICES

We understand that all mains services are available to the site

TENURE

We understand that the site is owned freehold

PRICE

Offers in the region £200,000 (subject to contract)

TECHNICALS

Also available Environmental Report, Ground Stability Report and Mapping Intelligence Report

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful purchaser to provide the following information to complete checks before the deal is exchanged:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the buyers and funders

SITE AREA

The site extends to approximately 320 sq. yds (268 sq. m, 2,880 sq. ft)

PLANNING

Planning permission is granted having been obtained 8 May 2017 (reference A/17/84038/FULL) for a two storey building comprising restaurant/hot food takeaway at ground floor level, with living accommodation to the first floor and the formulation of on-site car parking space.

Further details on planning available on request.

VIEWING:

Viewings can be undertaken without appointment but access to site only by prior appointment

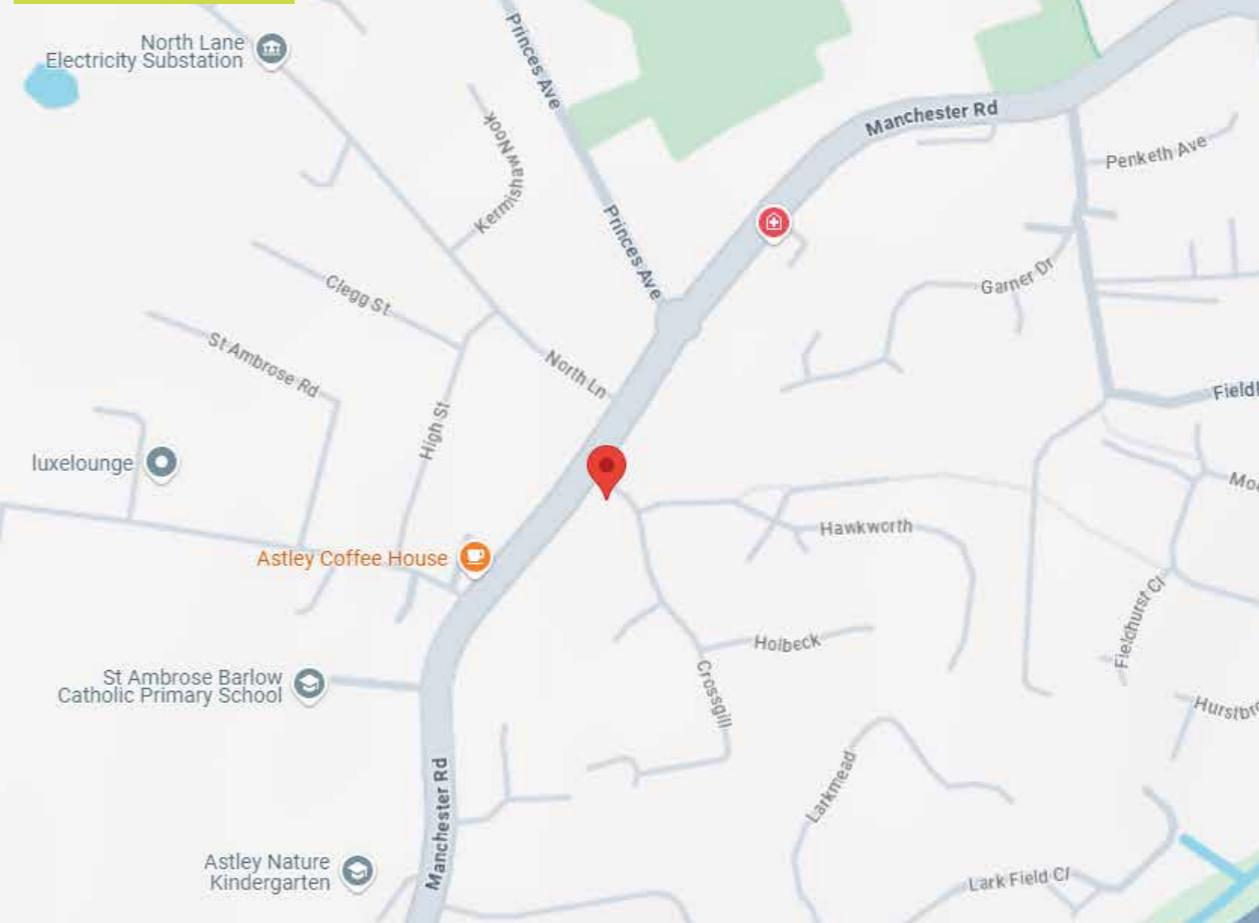
Mark Warburton Chartered Surveyors

T: 07769 970 244

E: mark@mwproperty.co.uk



markwarburton
CHARTERED SURVEYORS



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) 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. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.