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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 MANCHSTER, 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.



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- 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.

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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.

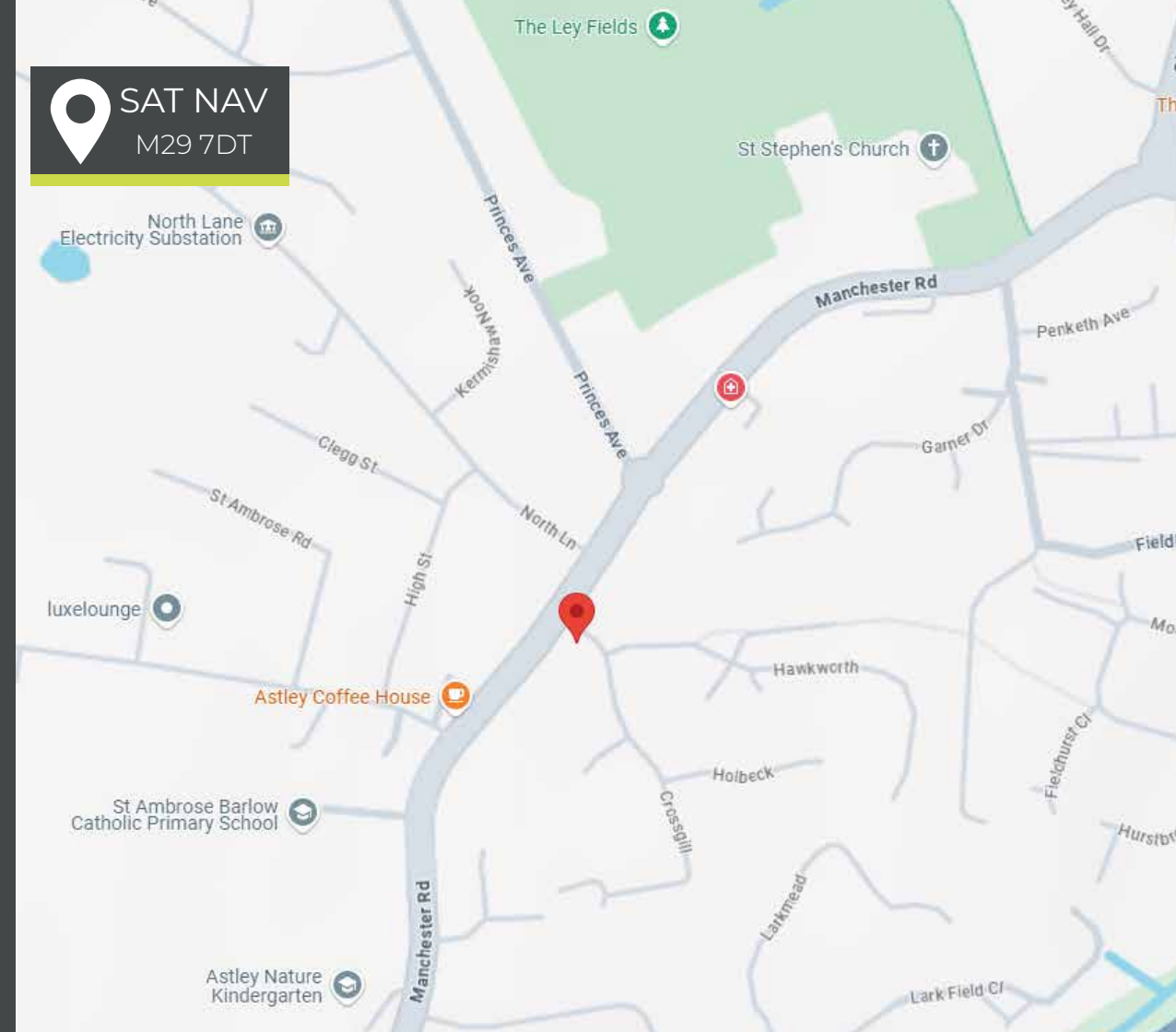
VIEWING:

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

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