



LAND OFF THOMPSON ST

MANCHESTER M60 0AA



FREEHOLD DEVELOPMENT OPPORTUNITY
EXTENDING TO CIRCA 1.68 ACRES
(0.68 HECTARES)



SUMMARY

- Freehold development opportunity extending to circa 1.68 acres (0.68 hectares)
- Potential for development of residential and commercial uses subject to planning
- Attractive Manchester City Centre location, on the edge of Ancoats and the Northern Quarter
- Less than half a mile east of Manchester Victoria Train Station, Shudehill transport Interchange, St Michael's Flags and Angel Meadow Park and the NOMA mixed use development scheme
- To be sold with vacant possession



LOCATION

The Property is located within central Manchester, on the edge of Ancoats and the Northern Quarter. Manchester is the UK's second largest City and a major cultural centre, with a rich history of music, art and sport. It is home to two major football clubs; Manchester United and Manchester City. Manchester is also home to 5 Universities and has one of the largest student populations in Europe.

The area surrounding the Property includes a mix of commercial and residential uses. These include the Royal Mail Manchester Sorting and Delivery Office located immediately to the east of the Property, with the Greater Manchester Fire Station to the south. Directly to the west of the Property is a newly developed apartment

block and the new Hampton by Hilton Hotel, with another apartment block to the north of the Property.

Thompson Street is located immediately to the west of the Property, which connects to Rochdale Road to the north and the A62 Oldham Road to the south. The A62 leads directly to the M60 circa 5 miles to the north east, providing access to the surrounding area and motorway network.

The nearest train stations are Manchester Victoria and Manchester Piccadilly which offer direct connections to Liverpool (40 minutes), London (just over 2 hours), Leeds (1 hour), Edinburgh (3 hours 15 minutes) and Birmingham (1 hour 30 minutes).



Liverpool 40 mins
Leeds 1 hr
Birmingham 1 hr 30 mins
London 2 hrs 10 mins
Edinburgh 3 hrs 15 mins



Liverpool 50 mins
Leeds 1 hr 5 mins
Birmingham 1 hr 50 mins

SITUATION

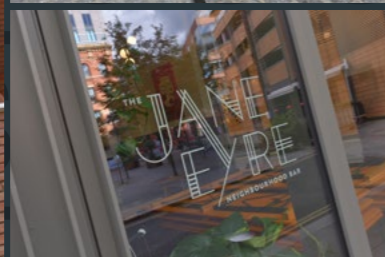
The adjoining Northern Quarter is a thriving and expanding area, which has seen large levels of investment in recent years.

Shudehill transport Interchange, St Michael's Flags and Angel Meadow Park and the NOMA mixed use development of new homes, offices, hotels, shops, restaurants and bars, as well as the shops, bars, restaurants, cinema and other leisure attractions within the Printworks and Arndale Centre, are all less than half a mile east of the Property.



In October 2022, the Northern Quarter was ranked the 30th coolest neighbourhood in the world by Time Out magazine, which stated the following:

“Stevenson Square and some surrounding streets have been permanently pedestrianised, making for a fresher stroll around the centre of the city’s café and bar culture, with its stunning mix of Georgian houses, Victorian pubs and modern hangouts. No matter what the trend, the Northern Quarter always seems to be one step ahead – whether it’s vegan dining, pop-up bars or even the street art adorning its walls and shop shutters. In fact these murals, part of the Outhouse Project supported by local art shop Fred Aldous, exemplify the neighbourhood: always changing and moving forward whilst remaining respectful of the past.”







DESCRIPTION

The Property is currently used as a Cash Handling Facility, extending to approximately 1.68 acres (0.68 hectares) as edged red on the site plan and forming part of Title Number GM370672. It will be sold with vacant possession and comprises predominantly flat and level hardstanding with a detached building extending to circa 636 sq m (6,846 sq ft) within the northern corner of the Property.

Access to the Property is via Thompson Street to the west, with a high wall and fencing around the boundary.

Title Number GM370672 also includes part of Cassidy Close to the south, which is an adopted road and provides access to the Greater Manchester Fire Station and properties to the south.

DEVELOPMENT CONSIDERATIONS

The Property is allocated within The Manchester Local Plan for Economic Development. It is also on the edge of the 'Regional Centre' and within the 'Inner Areas' and 'North Manchester' designations identified on the Manchester Interactive Proposals Map, where Manchester Core Strategy Policies SP1 and H3 provide support for new residential development.

The Property is identified within Flood Zone 1 (an area with a low probability of flooding).

Further information on the Property is set out in the Title Register document.



NEARBY DEVELOPMENTS

Planning permissions recently granted for new development in the area surrounding the Property include the following:

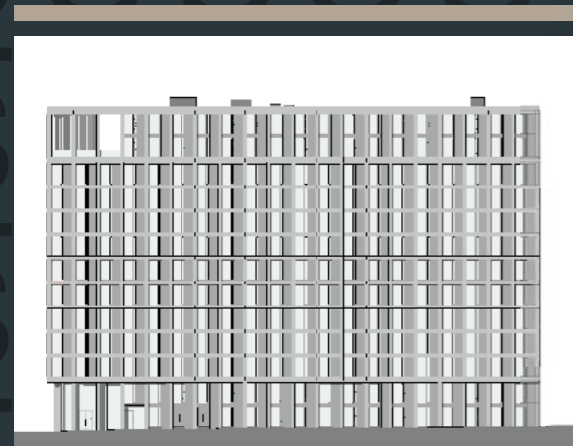
Land to the north on Rochdale Road

Part 11, part 13 storey building to form residential apartments and two blocks of 3 storey duplexes to form 237 residential homes with associated commercial floor (Use Class E) (132 sq. m.) Approved 18 Feb 2022 (ref. 131708/FO/2021)



Land to the south Bounded by Bendix Street, Chadderton Street, Goulden Street and Cross Keys Street

8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm) Approved 18 Dec 2020 (ref. 125678/FO/2019)



Land to the south Bounded by Thompson Street, Oldham Road and Bendix Street

Ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge Approved 23 Apr 2021 (ref. 125681/FO/2019)

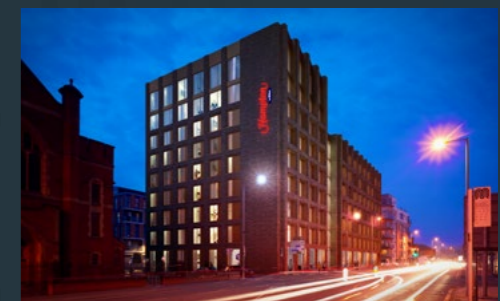


Land to the west at 25 Rochdale Road

11 storey 229 bedroom hotel (Use Class C1) with ancillary ground floor bar/restaurant Approved 19 Oct 2020 (ref. 127537/FO/2020)

Land to the west Bounded By Thompson Street, Mason Street, Bendix Street and Rochdale Road

Part 15, part 9, part 7 storey building to form 155 residential apartments Approved 23 May 2018 (118120/FO/2017)



Land to the north west Bounded By Sharp Street, Baptist Street, Ludgate Hill and Rochdale Road

Part 7 storey part 9 storey building to create a 221 bedroom hotel (Class C1) Approved 5 Jul 2016 (ref. 111921/FO/2016/N1)

FURTHER INFORMATION

Further information on the Property are available in the data room. Please contact the agents regarding access.

EPC

The existing building has an EPC rating of B49.

VAT

We understand that the Property is elected for VAT and therefore VAT may be chargeable on the sale.

METHOD OF SALE

Both unconditional and conditional offers for the freehold interest of the Property with limited title guarantee, are invited by way of informal tender on or before 12 noon on 2nd February 2023.

Details on the requirements for offers will be released to interested parties prior to the offer deadline

ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VIEWINGS

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Property. Viewers and visitors of the Property do so at their own risk.



CONTACT

For more information, access to the data room or to arrange a viewing, please contact the sole agent:

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