



PRICE
OIRO £300,000



RATES PAYABLE
£TBC



Apex Loft Conversions

82

78

76

74

72

70



Land at Turton Lane

Off Clifton Road, Prestwich, Manchester, M25 3HG

Potential Development Site | Freehold | 0.35 Acres (0.14 Hectares)



FOR SALE



Location

The property is accessed from Turton Lane, a private road off Clifton Road, which runs to the west of the main retail/commercial centre of Prestwich.

The immediate area around Clifton Road is predominantly residential in nature with a new Redrow housing development recently completed to the north of the site.

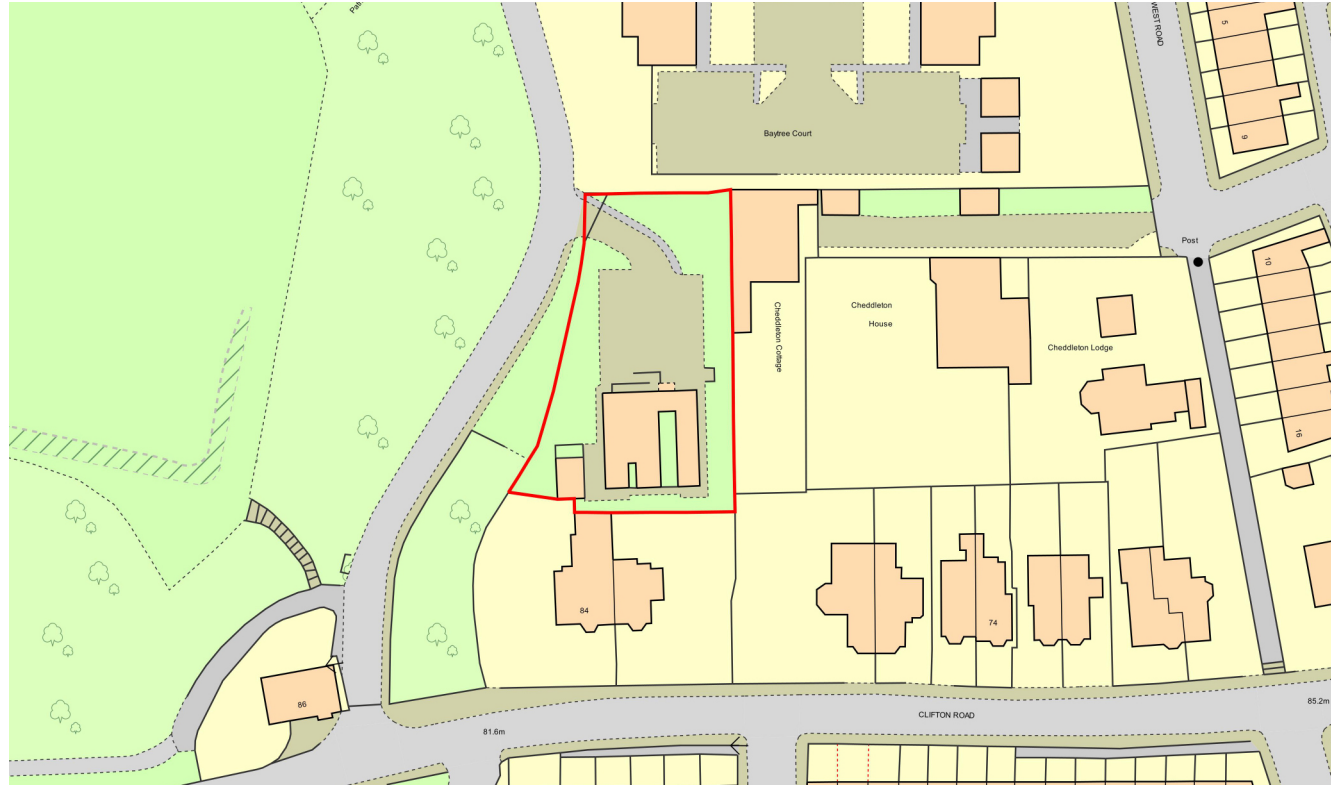
There are good communication links, being close to Prestwich Metrolink Station and the main A56 thoroughfare, which connects to Junction 19 of the M60 motorway within a short distance.



Description

A small site which was formerly occupied by a renal dialysis unit which has fallen into disrepair and provides potential for residential development, or other alternative uses, subject to the necessary planning permission.

The land is currently undesignated in the Bury Unitary Development Plan. Enquiries should be directed to Bury Council Planning Department.



Further information

Price

Offers invited in excess of £300,000.

Tenure

Freehold with vacant possession on completion, held under Title No. MAN361095.

Business Rates

Occupiers will be responsible for making their own enquiries directly with the local authority.

Services

We confirm we have not tested any of the service installations. The Purchaser to make their own arrangements with the statutory authorities for service supplies at its own cost.

Legal Costs

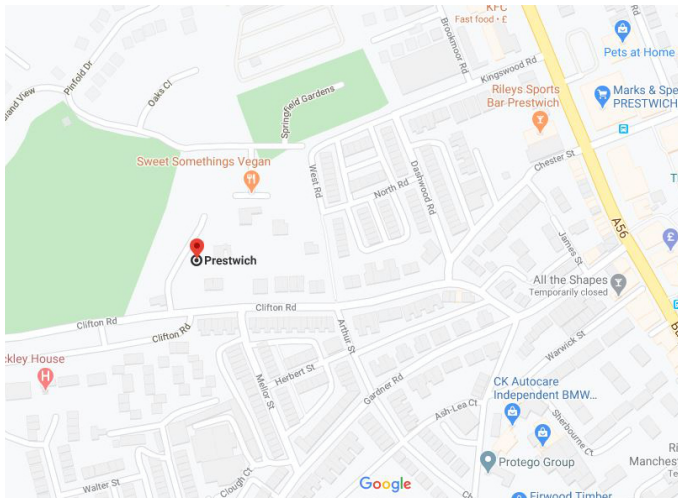
Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

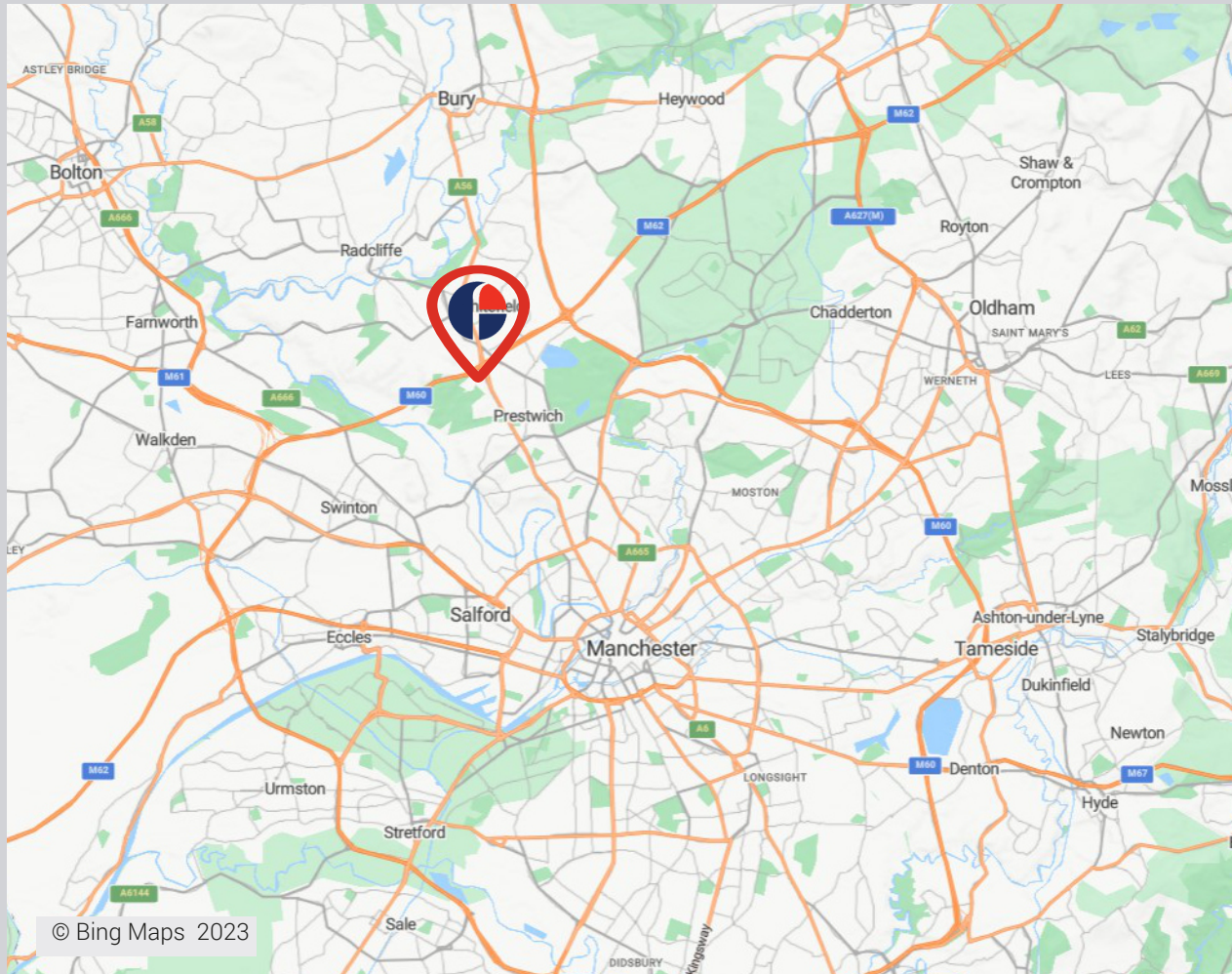
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).



Land at Turton Lane, Prestwich, M25 3HG



Approximate Travel Distances



Locations

- Manchester City Centre - 5 miles
- Salford Quays - 6 miles
- Bury - 4.7 miles



Nearest Tram Station

- Prestwich - 0.4 miles



Nearest Airport

- Manchester Airport - 18 miles



Viewings



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Particulars dated Jun 2023. Photographs dated Apr 2021.