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CHARTERED SURVEYORS

FOR SALE



SMALL DEVELOPMENT SITE WITH PLANNING PERMISSION FOR RETAIL AND RESIDENTIAL BUILDING

320 sq. yds (approx.)

MANCHESTER ROAD, THE HILLOCK/CROSSGILL, ASTLEY, TYLDESLEY
GTR MANCHSTER, M29 7DT

PROPERTY DESCRIPTION

A broadly rectangular parcel of land fronting directly onto the main Manchester Road with a return to Hillock

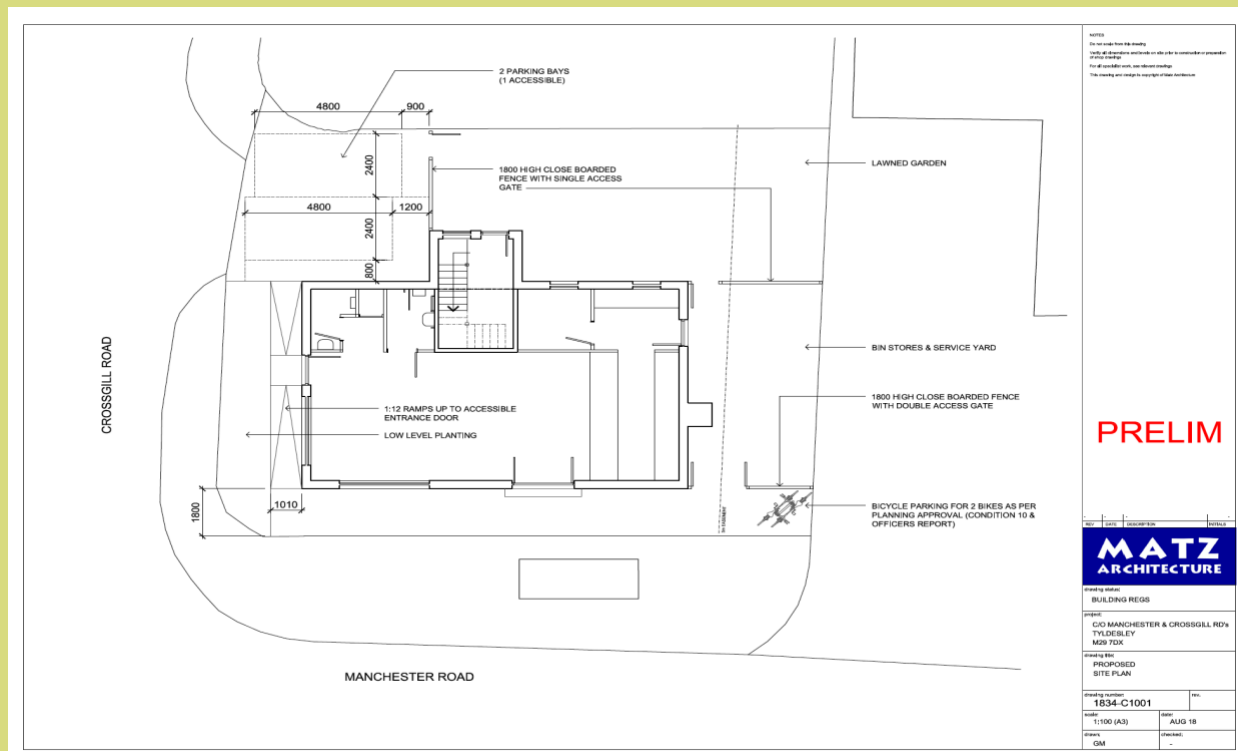
The site has all mains service connections and has a cast concrete raft foundation in place.



PROPERTY LOCATION

The site is located along A577 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.





PROPERTY DETAILS

SERVICES
We understand that all mains' services are available to the site.
PLANNING
Planning permission has been granted having been obtained 8th 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 an on-site car parking space. Further details available on request.
ENERGY PERFORMANCE
N/A
TENURE & LEASE
We understand that the site is owned freehold.
SALE PRICE
£225,000

SITE AREA:

Site Area

320 sq. yds or thereabouts.

SUMMARY

- Main road fronted and well positioned close to local retail/commercial/professional users
- Pleasant residential area

VIEWING

Mark Warburton Chartered Surveyors

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