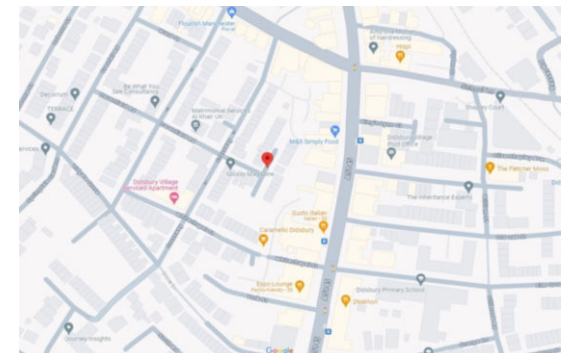


2A, DAVENFIELD GROVE, MANCHESTER, M20 6UA



**GASCOIGNE  
HALMAN**

DAVENFIELD GROVE, DIDSBURY

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THE AREAS LEADING ESTATE AGENT

| £285,000

A unique opportunity to purchase land, which presents a superb development with a variety of different uses (Subject To Planning Permission). Located just behind Wilmslow Road in the heart of Didsbury Village and only moments from excellent transport link, shops, bars and restaurants. This land offers a prime development opportunity as a blank canvas and is sure to be extremely popular. Viewing by appointment only.

The plot offers buyers the ideal opportunity to delve into their creativity and potential to develop this unique plot in the heart of Didsbury Village. Within walking distance to Didsbury Village with its array of shops, bars, restaurants and excellent transport links.

This property serves as a blank canvas for any prospective buyer. Interested buyers are advised to conduct their own due diligence and make enquiries with the local authority regarding planning.

#### **DIRECTIONS**

M20 6UA

#### **LOCATION**

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City

Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away. Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks.

Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parris Wood High School.

#### **TENURE**

Freehold

#### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### **LOCAL AUTHORITY**

Manchester City Council

#### **VIEWING**

Viewing strictly by appointment through the Agents.



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#### **DIDSBURY OFFICE**

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**GASCOIGNE  
HALMAN**

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