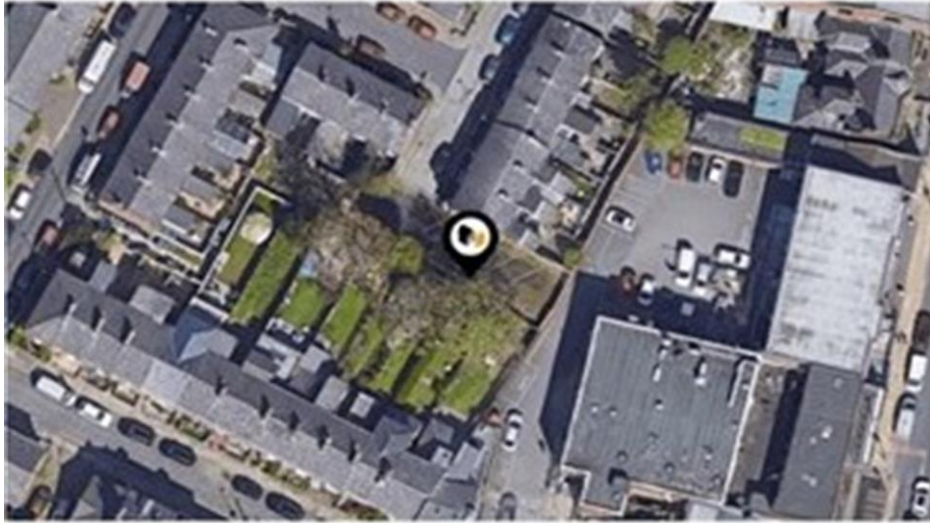




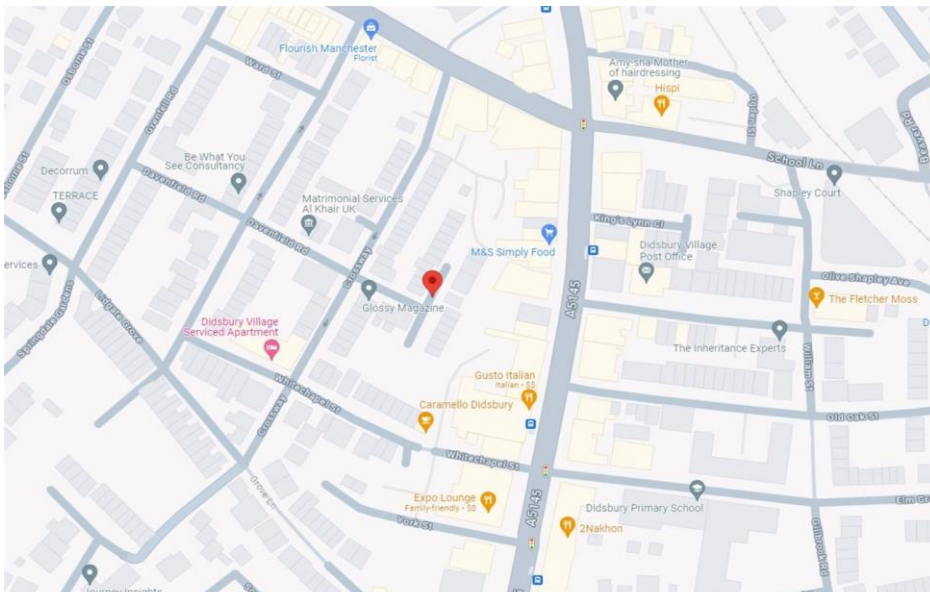
**GASCOIGNE
HALMAN**

Davenfield Grove, Didsbury
£289,000.00

THE AREA'S LEADING ESTATE AGENCY



2A, DAVENFIELD GROVE, MANCHESTER, M20 6UA



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.

Property details

- A unique and exciting development opportunity
- Superb Central Location Moments From Didsbury High Street
- Could be developed for a variety of different uses
- Viewing by appointment only



About this property

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.

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 Parrs Wood High School.

DIRECTIONS

M20 6UA

COUNCIL TAX BAND

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.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN