



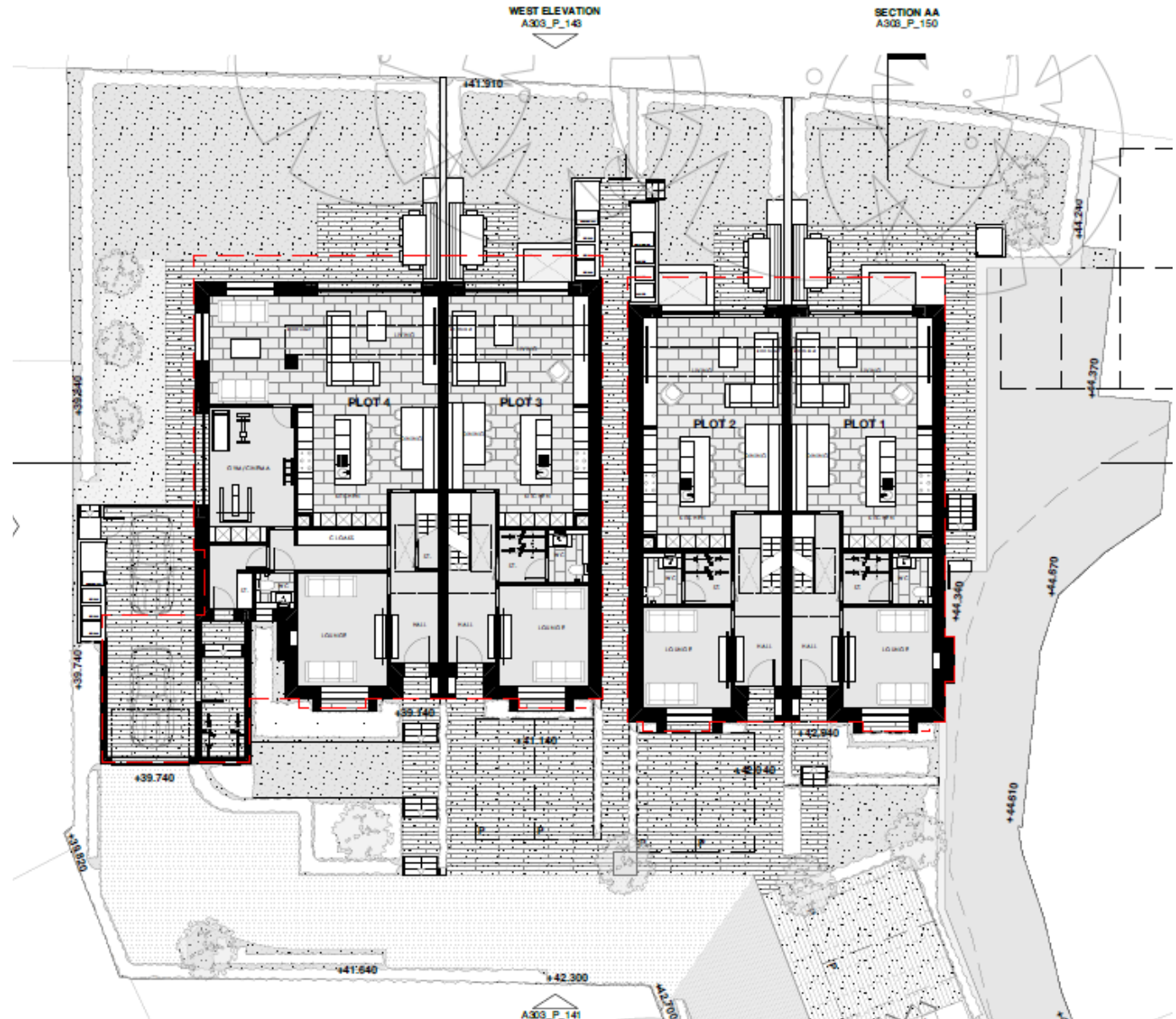
PRIME “OVEN READY” RESIDENTIAL DEVELOPMENT
Grange Road, Bowdon, WA14 3EB

£2,000,000

savills

KEY CONSIDERATIONS

- Residential development opportunity in Bowdon, Altrincham.
- Planning consent granted for 4 x semi-detached homes.
- Site extends to approximately 0.39 acres (0.15 hectares)
- Freehold sale with Vacant Possession.
- Excellent location within the popular south Manchester suburb.



BACKGROUND

Savills are instructed on behalf of a private Client to dispose of the property off Grange Road, Bowdon. All offers will be considered on their merits however our Clients are under no obligation to accept the highest or any offer.

SITUATION

The property is located off Grange Road in Bowdon, in the popular south Manchester suburb of Altrincham. Altrincham itself is well regarded due to its excellent transport links via the M56 and A556 to the south and the M60 through Sale to the north, alongside the Altrincham Transport Interchange that allows access to the Metrolink tram service that heads directly into Manchester and onward to Bury and Rochdale. The whole area is also very well located for access to Manchester Airport.

Bowdon is widely regarded as one of the most prime locations within the North West due to its proximity to the same transport links, but also its tree-lined streets, grand historic villa-style properties and access to Dunham Massey and wider green spaces.

The wider Bowdon/ Altrincham area hosts all of the amenity that you would expect of a popular commuter town including the main supermarket operators, several clothing retailers and a range of independent food and drink establishments. Altrincham also benefits from its Market Hall which has been a key factor in Altrincham's resurgence and allows artisan food and beverage retailers to flourish. There are also several excellent schools in close proximity including Bowdon Church School (Ofsted Outstanding – 2020), Altrincham Grammar School for Boys (Ofsted Outstanding – 2022) and Altrincham Grammar School for Girls (Ofsted Outstanding – 2022).

THE PROPERTY

The property comprises a former garden nursery, accessed off Grange Road. The site is largely cleared, save for some small slabs for former shed buildings that were incidental to the nursery.

Our Clients have subsequently secured planning consent for development of the site to deliver a private multi-unit development comprising of four semi-detached properties. Details of the planning consent can be found under reference 109520/FUL/22.

The proposed properties are 4/5 bedroom homes, generally arranged over lower ground, ground and two upper floors. They are of a contemporary design, with each property benefitting from off-road parking.

PLANNING POSITION

As above, the property holds a planning consent from Trafford Borough Council under reference 109520/FUL/22. The consent allows for the developments of four residential properties, of the following sizes:

- Property 1 – 3,059 sq ft. Potential value: £1.75m
- Property 2 – 3,059 sq ft. Potential value: £1.75m
- Property 3 – 3,059 sq ft. Potential value: £1.75m
- Property 4 – 3,204 sq ft. Potential value: £1.85m

(Please note that the “Potential Value” provided is a guide only, considered by Savills Knutsford – further information can be provided on request).

PROCESS

In the first instance, we would invite parties to confirm their interest via e-mail to either Ned Books or Ed Rooney using the details below. Thereafter, you will be provided with access to a secure data room where you will find all available legal, planning and technical information.

You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, by the confirmed tender deadline date.





VIEWING

Viewings of the property are strictly by appointment only and will be conducted as a series of "open days". Further details will be provided to interested parties in due course.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the building.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The Vendor reserves the right to charge VAT on the property.

CONTACT

For further information please contact:

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