

# Former Merry House Care Home

BROAD ROAD, SALE, M33 2AL

PRIME RE-DEVELOPMENT OPPORTUNITY



## KEY HIGHLIGHTS

- Prime Sale Town Centre re-development opportunity.
- Existing building with potential for conversion, or potential for new build development (subject to necessary planning consents).
- Close proximity to Sale Metrolink Station and Stanley Square Shopping Centre.
- Freehold sale with Vacant Possession.
- Property extends to approximately 0.27 acres (0.11 hectares).

## LOCATION

The former Merry House elderly residents facility is located at the corner of Broad Road and Woodlands Road, to the east of Sale town centre and in the heart of the Trafford Borough.

Sale, as a commuter location, has grown in popularity by virtue of its excellent transport links via both the M60 (junction 7 is immediately due north of the town) and the Metrolink service available from the town centre to both Altrincham and Manchester city centre, with the nearest station at Sale being just 250m due west from the property. Via the road network, Manchester city centre is approximately 5.5 miles to the north east, whilst Altrincham is approximately 3.2 miles to the south west.

The property itself is located on the south side of Broad Road within a primarily residential area against a corner location with Woodlands Road which forms the barrier to the commercial part of Sale. Opposite the subject property on Woodlands Road is Sale Leisure Centre.

Sale benefits from all the amenity one would expect as a popular commuter location including supermarkets (M&S, Sainsbury's, Tesco and Aldi are all represented), coffee shops, bars and restaurants. Stanley Square Shopping centre has recently undergone a significant refurbishment and is now attracting several new occupiers to the space.



## THE PROPERTY

The property comprises a former elderly persons residence including gardens and associated parking spaces. The building is arranged over 3 floors (basement plus two upper floors), however the levels at each floor are split through the building. The property occupies a site extending to approximately 0.27 acres.

In-line with its former use, the property is laid out to 22 individual en-suite bedroom spaces, with associated kitchen, lounge and dinner room space. However, the property was previously two semi-detached dwellings, now further intertwined with the retrofit lobby and lift to the rear of the property. Access is taken via two elevated walkways fronting Broad Road.

Indicative drawings by Trafford Borough Council show an apartment scheme of some 5 units, or a studio unit scheme up to 9 units. Details will be made available to confirmed interested parties.

## PROPOSAL

On behalf of Trafford Borough Council, Savills are instructed to seek offers for the property. The preference is for unconditional offers however conditional offers will also be considered.

## PLANNING POSITION

The property is under the ownership and jurisdiction of Trafford Borough Council. The site was operated for several years as an elderly persons home until its closure, and prior to that we understand it was a pair of dwelling houses.

The property is located immediately adjacent to the Sale Town Centre boundary under the adopted Local Plan and has no current planning applications that seek to alter the property significantly.

It is anticipated that the property could potentially be refurbished back to its previous uses, converted to more traditional residential, or demolished and redeveloped with a bespoke scheme – subject to the necessary planning consents.

## SALES 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 the necessary technical legal and planning information that is available. 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, to Ned Brooks or Ed Rooney by the confirmed tender deadline date.

## TENURE

The property is held under two freehold titles by our Client, Trafford Borough Council.





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## VIEWING

Viewings of the property will be arranged with interested parties and will take the form of "open days". Please register your formal interest in order to be contacted regarding the viewing days.

## EPC

The property has an EPC rating of 'C'.

## 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

Trafford Borough Council will require a contribution to legal fees for the transaction. Details will be discussed directly with interested parties.

## VAT

The property is elected for VAT and will therefore be payable at the prevailing rate.

## CONTACT

For further information please contact:

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