

FOR SALE | THE OLD RECTORY, MEADOW LANE, DENTON, TAMESIDE, M34 7GD

PRIME FREEHOLD DEVELOPMENT OPPORTUNITY

0.9 acre development opportunity benefitting from an implemented planning consent for a 54 bed care home



TITCHMARSH & BAGLEY

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Site and Location

The site extends to approximately 0.9 acres (0.36ha), consisting of a cleared plot formerly occupied by The Old Rectory Hotel. Dense existing trees and shrubbery surround the edge of the land.

Accessed from Meadow Lane to its north, the site is located in a suburban residential area, bound by existing dwellings to all sides.

Denton is one of the six principal towns in Tameside, located approximately 10km south east of Manchester.

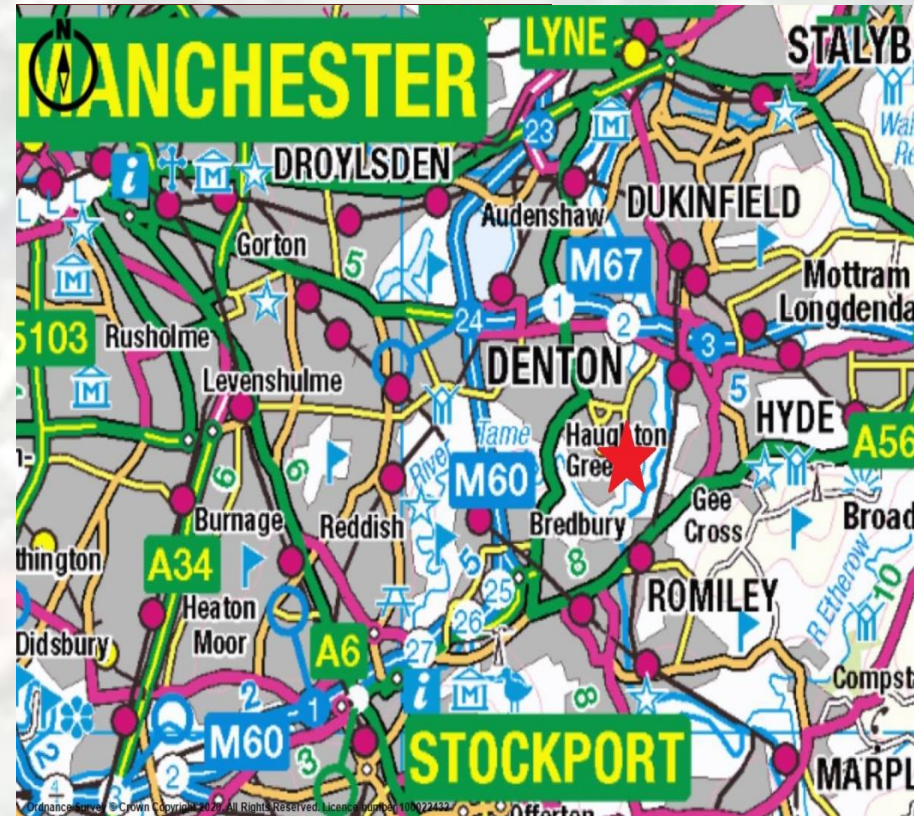
The land is held freehold under Title nos. LA337054 and GM388313

Town Planning

Planning consent was granted by Tameside Metropolitan Borough in June 2009 for the demolition of the former hotel and erection of a 54 bed care home (TP ref: 08/01266/FUL). The planning consent was implemented in June 2011, and the hotel demolished.

The consented scheme provides for 54 rooms ranging between 24 sq. m and 26 sq. m over a lower ground, ground, first and second floor building, delivering a total Gross Internal Floor Area (GIFA) of 2,719 sq. m. The vendors have looked at a simpler building that can deliver a similar GIFA increases bedroom numbers to 70.

We also believe the location lends itself to alternative quasi – residential uses for the site, including either an exclusive housing or apartment scheme, or retirement apartments, subject to the necessary planning consents.



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Viewings

Please contact the sole selling agents

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Supporting Information

A suite of supporting information is available from the sole selling agents including:

- Planning Consent
- Full pack of approved planning drawings
- Topographical Survey
- Tree Survey
- Transport Assessment
- Title Information

Proposed Elevations



