



**Land at 28 Southall Street**

Manchester City Centre, M3 1LG

GUIDE PRICE:

**£1,200,000**

# DEVELOPMENT POTENTIAL (STP)

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Situated in an exceptional area of redevelopment within Manchester City Centre, this site of circa 0.26 acres is well situated for easy access to amenities and transport links. Landmark attractions such as Manchester's AO Arena and Manchester Cathedral are located in close proximity, as well as retail hotspots such as Corn Exchange and the Arndale Centre.

# REGENERATION PLANS - M3

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On the cusp of a remarkable transformation, this dynamic locale is set for a lease of new life into the community - with Manchester City & Salford City Councils looking to elevate the standard of living for local residents and businesses alike with a regeneration project.

## Key Features of the Regeneration Plans:

- 1. Mixed-Use Development:** The M3 postcode and Strangeways area are poised for a sophisticated mix of residential, commercial, and recreational spaces. Imagine a harmonious blend of modern living, bustling business hubs, and serene green spaces—all within easy reach.
- 2. Transportation Upgrades:** Connectivity is a top priority in the regeneration plans. Improved transport links, including upgraded bus services and potential new tram routes, will ensure seamless travel within and around the area.
- 3. Sustainable Living:** At the centre of the plans is a low-carbon development programme that will deliver new homes, quality public realm, and new commercial spaces that can support businesses to grow. This commitment to sustainability not only enhances the local environment but also positions the area as a leader in responsible urban development.
- 4. Job Creation:** The regeneration is expected to generate a surge in employment opportunities. The influx of businesses and the creation of new commercial spaces will contribute to job growth, attracting professionals seeking both work and residence in this evolving landscape.

## Investment Opportunity:

- The available plot of land in this prime location presents an exceptional investment opportunity for forward-thinking developers and investors. As the regeneration plans unfold, property values are anticipated to experience a substantial increase, promising lucrative potential returns on your investment.
- Recent developments in the area consist of the £93m Manchester College city centre campus on the former Boddington's Brewery site. Latimer has also started construction of a 505-home development over 29 & 12 storeys on an adjoining plot, and Salboy's Waterhouse Gardens scheme is under construction which comprises a 26 storey tower of 556 new homes with 31,000sqft of commercial and retail space.

## CONTACT

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