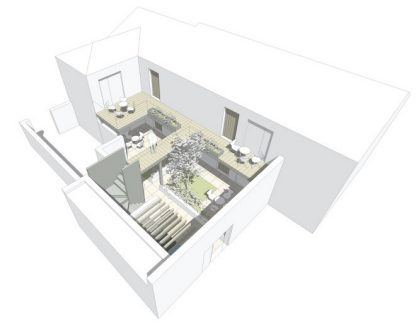


MBRE

DEVELOPMENT FOR SALE

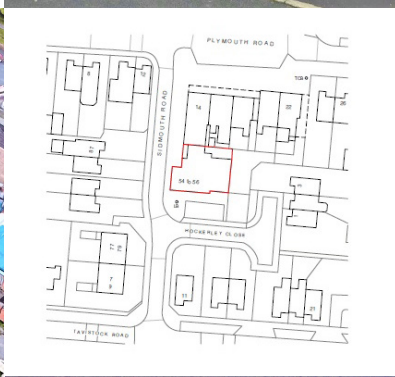


54-56

Sidmouth Road Sale

Manchester, M33 5JB

2,626 SQ.FT



- Two storey residential conversion opportunity
- Planning consent granted 08/11/2022
- Full Planning Ref: 108539/FUL/22
- Planning granted for 4 x 2 bed apartments
- Apartment sizes 61 Sq/m - 656 Sq.ft - 2B3P
- Landscaped courtyard/balcony/bins stores
- External bicycle store and new lift access
- Off street car parking for 5 vehicles

Location

The property is located on Sidmouth Road within a large residential area close to Bodmin Road Health Centre and a short drive to Sale town centre and the M60 Motorway.

- M60: 3 miles.
- Brooklands MetroLink: 2.5 miles.
- Manchester: 7.5 miles.
- Manchester Airport: 9 miles.



TRAFFORD COUNCIL
 Head of Planning and Development
 Rebecca Coley
 Trafford Council
 Planning and Development
 Trafford Town Hall, Talbot Road
 Salefield, M20 2TH
 www.trafford.gov.uk

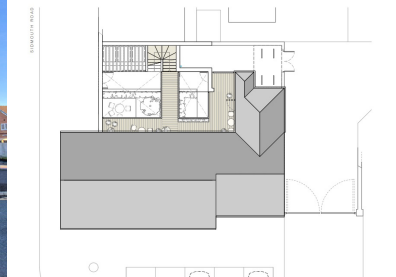
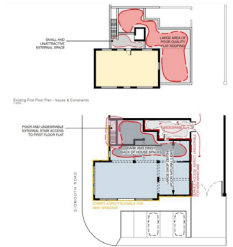
Town and Country Planning Act 1990
GRANT OF PLANNING PERMISSION

Name and Address of Applicant Mrs Cairns Cherry 11 Highgrove Sale M33 3UW	Name and Address of Agent Mr Jay Mealy Mealy Swire architects 25 Bulkeley Road Cheadle SK8 2AD
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Part I – Particulars of Application

Application Number: 108539/FUL/22
 54 - 56 Sidmouth Road, Sale, M33 5JB

Change of use of existing ground floor shop unit (A1) to 2 apartments (C3) and development of existing first floor flat to 2 apartments. External amendments to include partial demolition of rear elements and erection of first floor side and rear extensions, first floor decking, new external stairs, timber cladding, lift shaft,



Description/Accommodation

The property provides an existing two storey mixed commercial and residential premises with rear bin storage area and external staircase access along with 5 car parking spaces to the front of the property.

Planning consent is granted for the change of use of existing ground floor shop unit (A1) to 2 apartments (C3) and development of existing first floor flat to 2 apartments. External amendments to include partial demolition of rear elements and erection of first floor side and rear extensions, first floor decking, new external stairs, timber cladding, lift shaft, landscaping and new access off Sidmouth Road.

The four (4) residential apartments are all 61 Sq.m/656 Sq.ft and are two (2) bed three (3) person dwellings.

Planning documents available via the Trafford Council include: Decision Notice, Delegated Reports, Existing Plans, Proposed plans, Proposed Roof Plan, Existing Elevation Plans, Proposed Elevation Plans, Community Infrastructure Levy (CIL) Form, Weekly List, Proposed Block Plan, Site Location Plan, Site Photographs, Application Form, Design & Access Statement.

RV/Council Tax

54 Sidmouth Road Rateable Value: £13,000.
56 Sidmouth Road Council Tax Band: A - £1,251.16.
Small Business Rates Multiplier 2023/24: 49.9p.
Interested parties are advised to make their own
Trafford Council: 0161 912 2346.

Tenure

We understand that the property is Freehold.
Title Number: TBC

Price

£395,000 SUBJECT TO CONTRACT.

VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

Planning

Planning consent was granted 8th November 2022
Planning Reference 108539/FUL/22 for change of use of
existing ground floor shop unit (A1) to 2 apartments (C3)
and development of existing first floor flat to 2
apartments. External amendments to include partial
demolition of rear elements and erection of first floor
side and rear extensions, first floor decking, new external
stairs, timber cladding, lift shaft, landscaping and new
access off Sidmouth Road.

Utilities

Mains services are available including gas, electricity,
water and drainage.

EPC

54 Sidmouth Road EPC Rating: C.
56 Sidmouth Road EPC Rating: D.

Legal Costs

Each party to be responsible for the payment of their
own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe 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. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. May 2023.