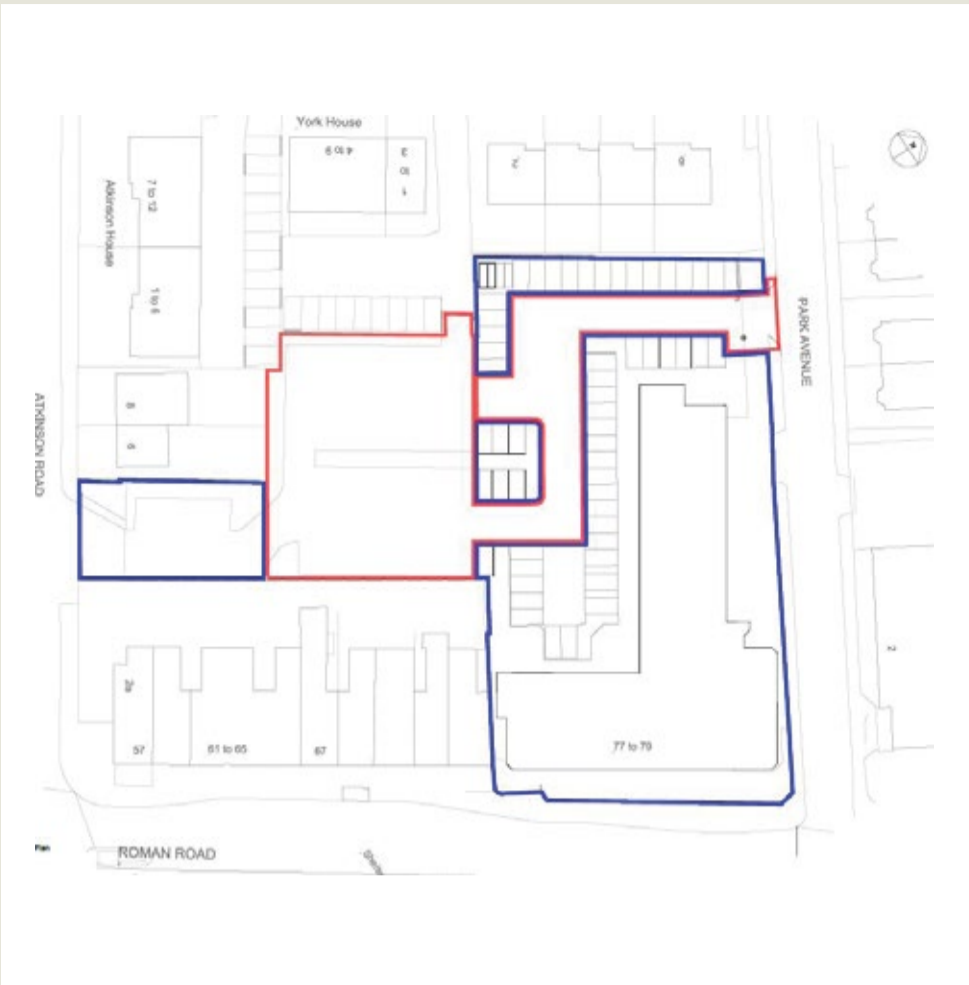


FOR SALE

- An outstanding development site with a detailed planning consent for a 3.5 Storey block of apartments
- 6 X 2 bed lateral apartments and 3 x 3 bed duplex units
- All With Parking
- Planning Reference Number 104913/Ful/21
- **In Addition**
- A site for 2 x 3 storey semi detached houses
- 3 Bed/3 baths and 2 parking spaces per property
- Planning Reference Number 112529/ful/23
- Overall a supremely convenient location within easy walking distance of all of the facilities in Sale town centre including the Metrolink Station
- Access to the M60 just minutes away by car.



**DEVELOPMENT SITE AT
77-79 Cross Street, Sale M33 7HG
+ LAND ADJACENT TO
6 Atkinson Road, Sale M33 6EY**

Guide Price £850,000 plus VAT



VAT

The sale price is subject to VAT.

PLANNING

The apartment building described has a detailed planning permission for nine apartments under ref: 104913/FUL/21.

There is a planning permission under ref: 112529/FUL/23 for two, three storey semi detached houses.

TENURE

The site (s) will be offered Freehold.

CIL PAYMENT

We are advised that there will be NO CIL payment due to Trafford Borough Council for the Apartment Block consent, and we are informed that the CIL payable on the Atkinson Road Plot is likely to be somewhere in the region of £5,000 or thereabouts. All of these estimations should be checked with the appropriate department at Trafford Council.

FURTHER INFORMATION & VIEWINGS

We have access to additional specialist reports which we can make available to seriously interested parties. We also understand that our client has prepared the Building Regulation Drawings, though these have not been submitted. We are also aware that various planning conditions have already been discharged, and confirmation of such is available.

TO DISCUSS FURTHER

PLEASE CALL OUR LAND & NEW HOMES DIVISION DIRECTLY ON **01625 462 333**



NOTICE: Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed 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;

(iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DESCRIPTION

This is an exciting opportunity to acquire a very interesting offering which comprises three elements:

* The Cross Street site with a consent for nine apartments, which will be accessed from Park Avenue through the existing gated entrance of the 'One Park Avenue' apartment building, and providing one parking space per apartment.

* The Land at Atkinson Road with a planning consent for two semi detached houses, each with a private driveway with parking space for two cars.

* The Freehold of the whole site, including the completed apartment building known as 'One Park Avenue' from where there are receivable Ground Rents amounting to approximately £6,800 per annum.

All of these entities are contained within the indicative red lined aerial image.



**CONTACT OUR LAND & NEW HOMES DIVISION
ON 01625 462 333
FOR MORE INFORMATION**



SERVICES

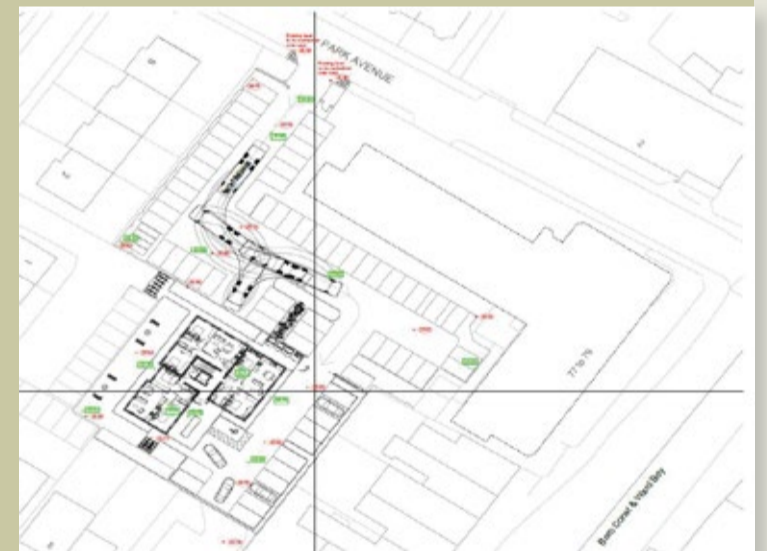
We understand that all mains services are available nearby, though we would suggest that interested parties make their own enquiries of the appropriate Utility Companies.

LOCATION

The site is situated in a prime central location within a few minutes walk of the Town Centre, including varied shops and services and supermarkets. The Metrolink Tram Station is also easily reached on foot and the M60 Motorway is a little over 5 minutes away by car.

VIEWING

Strictly by appointment with our Land & New Homes Division.



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