

FOR SALE

- A superb conversion opportunity in the heart of Chorlton
- Detailed planning permission granted for eight apartments
- Including the addition of a third floor extension
- Creation of 2 new terraces for the first floor apartments
- Provision of bin store and cycle storage
- Planning reference: Manchester City Council 141996/F0/2025

430-432A Wilbraham Road CHORLTON M21 OAS

Guide Price £750,000



PLANNING

Detailed planning permission was granted in January 2025 by Manchester City Council under reference 141996/FO/2025 for the conversion of the two current HMO's into 8 apartments.

Schedule as follows:

Ground Floor: Apt 1 -1 bed - 581 sq ft

FF - Apt 2 - 1 Bed -592 sq ft; Apt 3 - 2 bed - 667 sq ft

SF - Apt 4 - 1 Bed - 398 sq ft: Apt 5 - 1 bed - 474 sq ft; Apt 6 - 1 bed - 398 sq ft

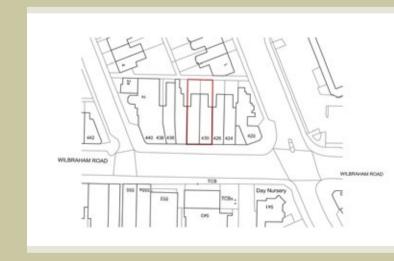
TF - Apt 7 - 1 bed - 398 sq ft; Apt 8 - 1 bed - 420 sq ft

TENURE

The Building is to be sold Freehold.

CIL PAYMENT/SECTION 106

We have been advised there are no CIL or Section 106 payments, payable, however prospective buyers are encouraged to make their own enquiries with Manchester City Council.



DESCRIPTION

This is a rare opportunity to acquire a much larger than expected development opportunity in the centre of Chorlton.

Previously two HMO's but now with planning permission to convert into eight residential apartments

The new layout will be arranged across four storeys and features eight apartments.

The ground floor one bedroom apartment has its own private garden terrace to the rear. The apartments to the first floor both have access to private South facing roof terraces. The first and second floors offer four further one bedroom apartments, and one, two bedroom unit.

SERVICES

We understand that all Mains services are available close by, and interested parties should make their own enquiries of the relevant Utility Companies in this regard.



LOCATION

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The property lies within 140 metres of Chorlton Tram station and journeys to Deansgate, Castlefield take under 15 minutes. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.

VIEWING

Strictly by appointment with our Land and New Homes Team. 01625 462333.







