

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/FO/2025

**430-432A Wilbraham Road
CHORLTON
M21 0AS**

Guide Price £595,000



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

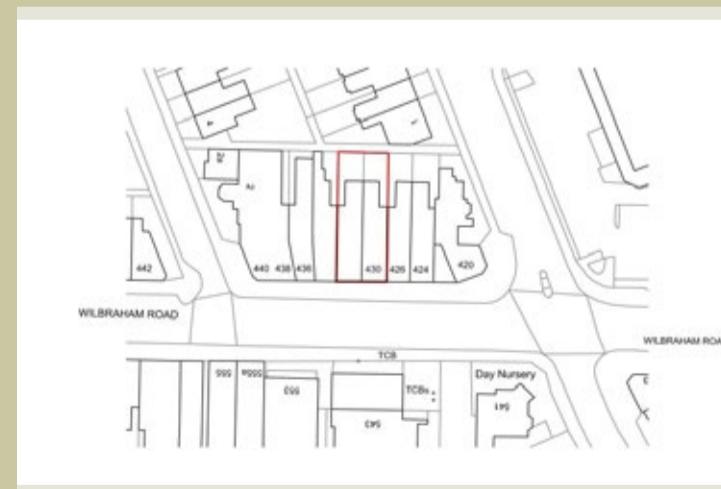
FF – Apt 2 – 1 Bed -592 sq ft; Apt 3 – 2 bed – 667 sq ft

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

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.



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 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.

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



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.



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