



Offers Requested By 12 July 2024

PART-COMPLETE RESIDENTIAL DEVELOPMENT OPPORTUNITY

Globe Works, Lower Bridgeman Street, Bolton BL2 1DG



Sanderson
Weatherall



Summary

- Part-complete residential development with planning consent for up to 150 apartments
- Excellent location, within a 5 minute walk of Bolton railway station and a 10 minute walk of Bolton town centre
- Two buildings fully complete (26 apartments)
- Offered on behalf of the Joint Administrators of Featherfoot Globe Limited

Description

The property comprises a former Victorian textile mill built in 1884 which occupies an island site located on the fringe of Bolton town centre. The property is formed of four adjoining buildings, referred to as:

The Office Block - originally arranged over 3 storeys, however the roof space has now been converted to provide a further floor of accommodation.

The Christ Embassy Building – arranged over 4 storeys,

The Globe Building – originally arranged over 7 storeys, however a two storey extension is proposed (yet to be constructed).

The Ash Street Building – originally arranged over 5 floors, however a two storey vertical extension has been added which is part complete.

The property is currently part way through a conversion to provide 134 apartments, with the potential to add an additional 16 units within the proposed two storey extension.

Location

The property is located on the fringe of Bolton town centre, approximately 500m south east of Bolton town centre and 200m east of Bolton railway station, in a mixed use area.

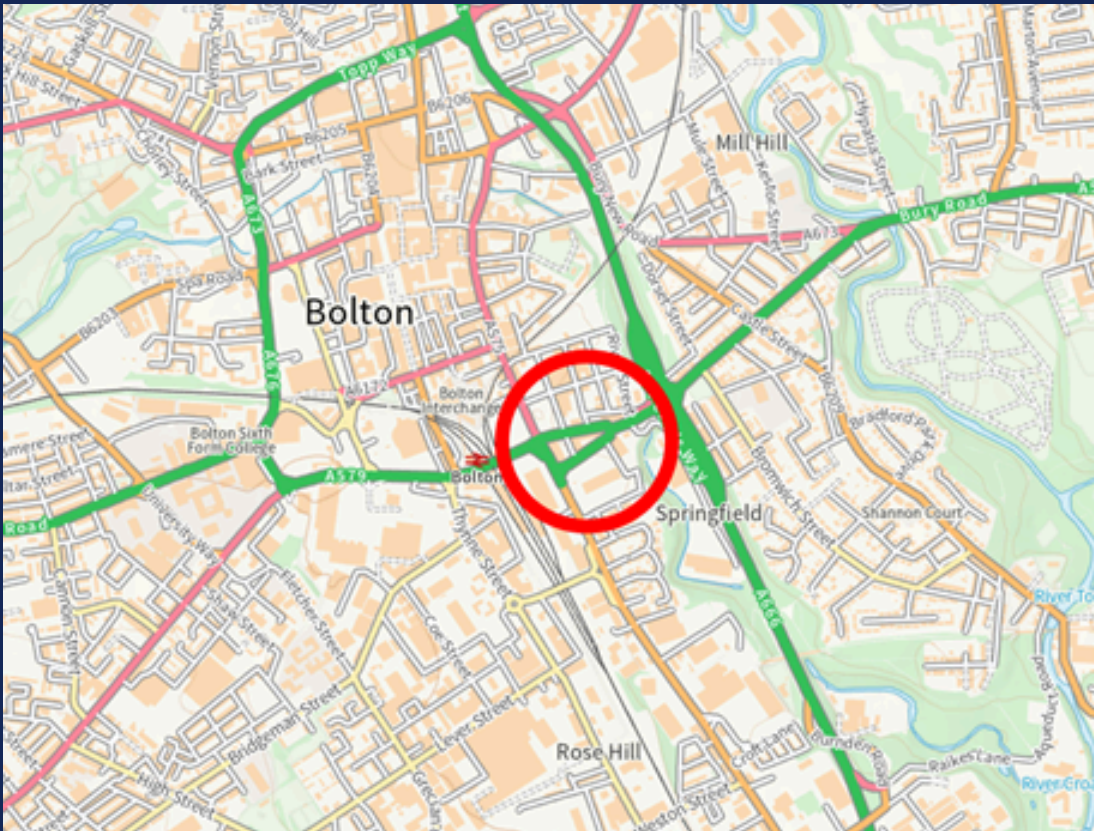
St Peters Way (A666) lies immediately to the east which provides access to the motorway network. The M61 motorway, which connects Manchester with Preston, is located approximately 2.3 miles to the southwest of the property.

By road, the property is located approximately 11 miles north west of Manchester.

Proposed Scheme

The proposed development includes the conversion and extension of the existing buildings to provide 134 apartments (150 including the consented two storey extension) with communal facilities located in the basement. The majority of the apartments are on a single floor, however 8 no. duplex apartments are provided in the 'Office Block' building.

The anticipated total Net Sales Area is understood to be 8,994 sq m (96,806 sq ft), with the proposed two storey extension to the Globe Building adding a further 1,022 sq m (11,044 sq ft) – i.e. 10,016 sq m (107,850 sq ft in total).



Building / Phase	1 bed	2 bed	3 bed
Office Block	6	8	0
Christ Embassy Building	0	4	8
Globe Building (inc. Extension)	16 (21)	43 (52)	17 (19)
Ash Street Building	11	15	6
Total (inc. Extension)	33 (38)	70 (79)	31 (33)

Planning

The proposed development has full planning consent granted on 17 March 2017 under reference 00012/17 for “conversion of building to form 124 apartments with associated car parking.”

Additional planning permission was granted on 31 January 2019 under reference 04404/18 for “Erection of two storey roof top extension to provide 26 no apartments.”

Further planning history is available via Bolton Council's planning portal (www.bolton.gov.uk/planning). All town planning related queries should be directed to Bolton Council (planning.control@bolton.gov.uk).

Progress

The Christ Embassy Building and Office Block Building are the most progressed phases of the development with all 26 apartments fully completed.

The Globe Building and Ash Street Building are the least progressed phases of the development with floors at varying stages of completion and the proposed two storey extension to the roof of Globe Building yet to have commenced.

A detailed Project Progress Summary report is available in the data room.



Tenure

The property is held freehold on three separate titles registered under title numbers GM334453, LA308144 and LA343942.

Further Information / Data Room

Access to a data room is available upon request, which contains a variety of additional information including:

- Site plans
- Architects plans and technical drawings
- Design information (e.g. M&E, Structural)
- Planning information
- Project Progress Summary
- Land Registry title documentation
- Warranty related information
- Apartment Schedule

Proposal

Offers are invited for the freehold interest by no later than 5pm on **Friday 12 July 2024**. An Offer Requirements & Conditions notice is provided within the data room.

VAT & Costs

VAT, if applicable, will be payable at the prevailing rate. Each party is to be responsible for their own costs.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



CGI Image

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Contacts

Please contact the sole agents for further information or to arrange a viewing:

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