

FOR SALE



SITE WITH DEVELOPMENT POTENTIAL

APPROX 1,600 SQ FT (0.04 ACRES)

Land at 6, 8 & 10
Little Peter Street
Knott Mill
Manchester City Centre

- Exciting area of redevelopment
- Potential for 5-7 stories outlined in masterplan for Knott Mill (STP)
- Close proximity to Deansgate Locks, Castlefield and First Street
- All city centre shops, amenities and transport links inc Deansgate Rail/Metrolink easily accessible

LOCATION

The site is located in the Knott Mill area of Manchester City Centre on the south side of Little Peter Street at its junction with Constance Street. Deansgate A56 is within close proximity providing easy access to the inner road Mancunian Way A57(M). Deansgate Railway Station and Metrolink Station are within close proximity. Deansgate Locks, First Street and Castlefield are close by and provide an excellent range of bars and restaurants. All city centre shops, hotels etc are also within easy reach.

The surrounding location has undergone large scale redevelopment with several 50 plus storey apartment towers having been built at Deansgate Square and numerous other developments are currently underway with various others in the pipeline.

DESCRIPTION

The property comprises a regular shaped site of approx. 0.04 acres (1,600sqft). The site offers potential for redevelopment, subject to planning with some developments in the immediate vicinity ranging between 5-7 storeys.

PLANNING/POTENTIAL

No formal conversations have been had with the local authority however our client has had a couple of feasibility studies prepared by an architect including a scheme for 2 x large 4 storey townhouses of 4,000sqft plus each and mixed use block of ground floor commercial with apartments above. Further details available in the dataroom on request.

Historically the site was granted planning in 2007 for - Erection of a 4 storey development comprising of A1 (shop) unit at ground floor and upper floor offices – planning ref 081772/FO/2006/C3 (Now lapsed). In 2003 planning was also approved for - Erection of a 4 storey mixed use development comprising one A1 (shop) unit and one A2 (financial and professional services) unit at ground floor and 5 self contained flats on the upper floors – planning ref 069457/FO/2003/C3 (Now lapsed).

For info the southern adjacent site has been consented for a scheme of 7 townhouses – planning ref 128433/FO/2020.

The Knott Mill area has a masterplan outlining development which can be viewed in the dataroom. The extract from the masterplan outlines the potential for a 5-7 storey building on the subject site.



PURCHASE PRICE

Conditional and unconditional offers will be considered at offers in the region of £700,000.

TENURE

The site is held freehold under title no LA84450.

VAT

We are informed that VAT is not applicable.

ENQUIRIES

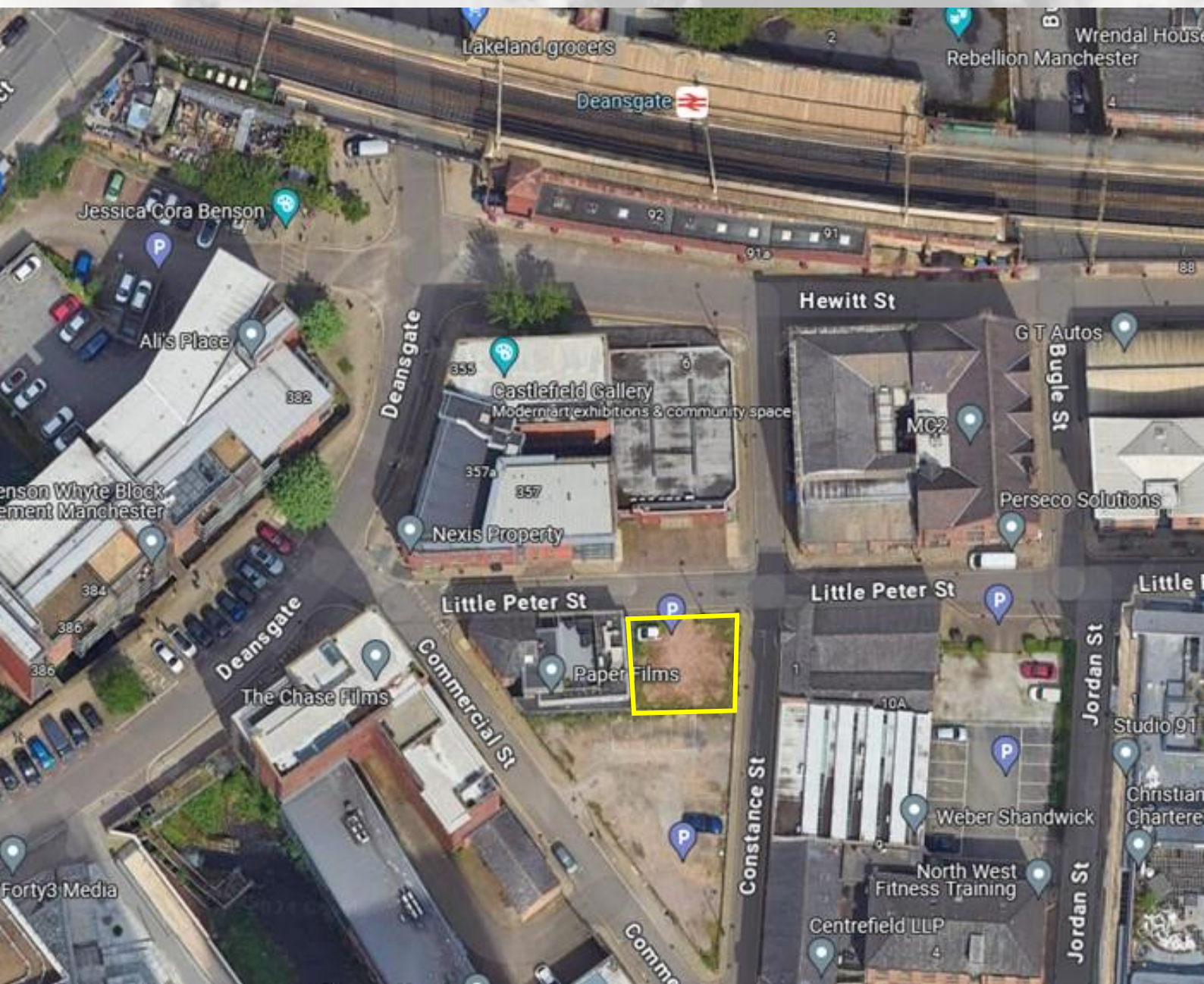
For any enquiries, please contact the sole agents W T Gunson for the attention of:

Neale Sayle
(email: neale.sayle@wtgunson.co.uk)

Tel: 0161 833 9797

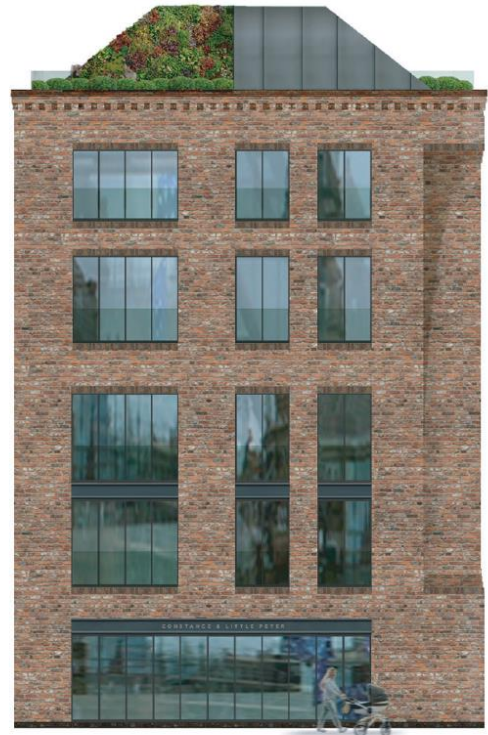
Date of Preparation: July 2024

Aerial View



For Identification Purposes Only

Architects Impression/CGIs



Extract from the masterplan shows the potential height at 5-7* storeys