

FOR SALE

- A superb development site close to Chorlton village centre
- Planning Permission granted for two semi-detached houses with garages
- Planning reference number: 144626/FO/2025 (Manchester City Council)
- Very convenient location within easy reach of numerous facilities including the Metrolink stations.

LAND AT SANDY LANE, CHORLTON

GUIDE PRICE - OFFERS OVER £350,000

GASCOIGNE HALMAN

TENURE

The site is being sold FREEHOLD.

SERVICES

We understand that all mains services are close by, and interested parties should make their own enquiries of the relevant, utility companies in this regard.

PLANNING

Planning permission granted for two semi detached homes, under reference 144626/FO/2025 (Manchester City Council).

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FURTHER INFORMATION & VIEWINGS

The site can be inspected at any reasonable time of the day.

All enquiries should be directed to our Land and New Homes Division

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

Total site area is approximately 202 sq m (2,174 sq ft).

This is a tremendous opportunity to acquire a development site with full planning permission close to the centre of Chorlton. The location offers shops, restaurants, bars, metrolink stations and the bus station close by.

The new homes have been designed to have a broad appeal. Benefiting from garages, the two homes have differing layouts, both set over three storeys and each offer three bedrooms, two bathrooms, a first floor lounge, a utility/cloaks room and a spacious kitchen/dining/family room.

House type 1 extends to approximately 113.1 sq m (1,217 sq ft) plus garage.

House type 2 extends to approximately 111.3 sq m (1,198 sq ft) plus garage.





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

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LOCATION

The site in Sandy Lane is a convenient central location in the popular Chorlton area of Manchester. It is close to two Metrolink stations, connecting to central Manchester in under 15 minutes and to Manchester Airport, and also close to Chorlton bus station. Road connections are good with easy access to the motorway network and there is also a cycleway into the city centre passing very nearby. The commercial centre of Chorlton and the Beech Road and Chorlton Green areas have a wide range of shops that provide for everyday shopping needs and bars and restaurants that cater for all tastes. In addition, Beech Road Park and Chorlton Park and especially Chorlton Ees and Meadows running along the banks of the River Mersey, provide opportunity for leisure and outdoor pursuits. Schools in the area are also good.



DIRECTIONS

For SATNAV purposes: M21 8TN



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