

Greenfield Avenue, Urmston, Manchester, M41 0XN

£2,100,000

Council Tax Band:



A rare investment and development opportunity in the highly sought-after area of Urmston, Greater Manchester. This substantial Victorian property, originally the town's historic cottage hospital and formerly operated as a 23-bedroom care home, offers exceptional flexibility for residential developers and healthcare operators alike. The property benefits from fully approved planning permission from Trafford Council for conversion into a 16-apartment residential development, providing a clear and highly marketable development opportunity.

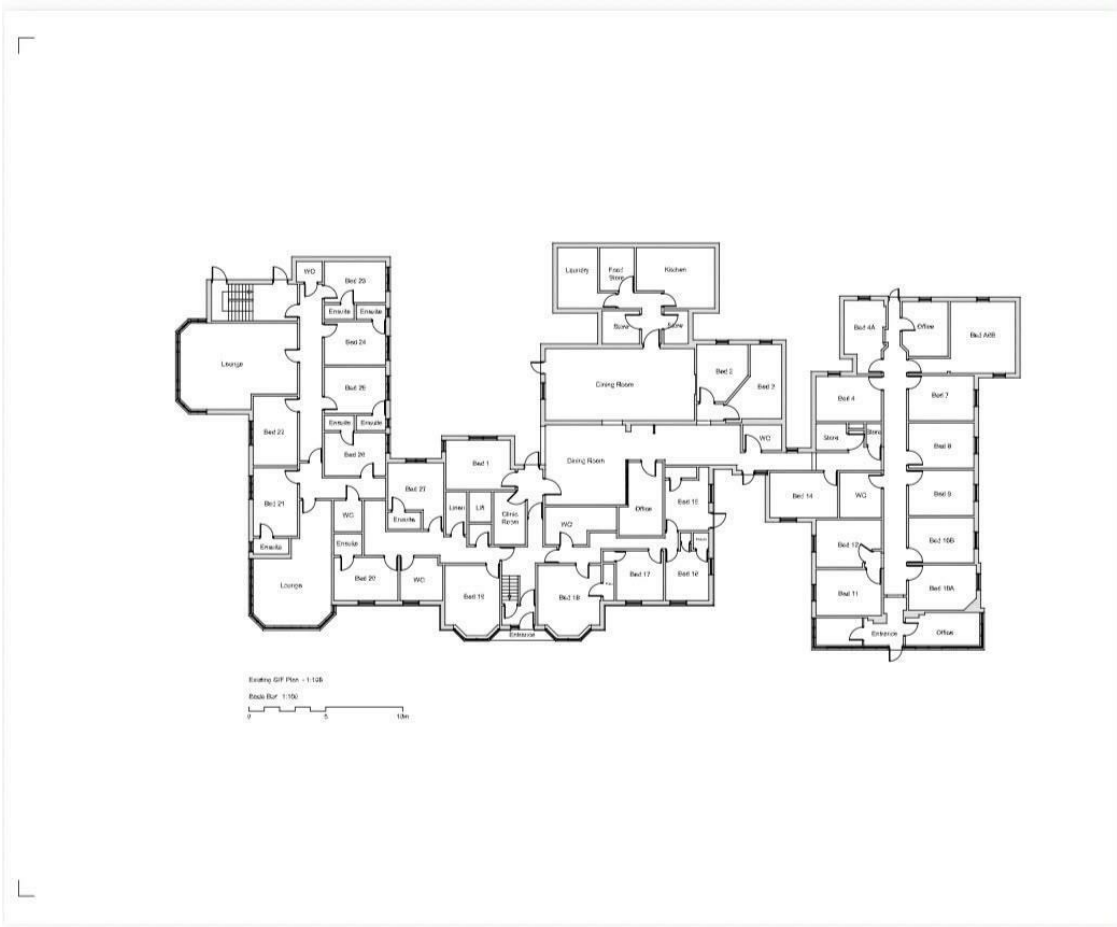
The approved scheme comprises a mix of spacious one, two and three-bedroom self-contained apartments, with layouts designed to meet or exceed national minimum space standards. The proposals retain the attractive Victorian frontage while allowing for the demolition of three rear structures, alterations to doors and windows, improved external space, new vehicle access and parking for approximately 10 cars. The scheme is subject to a £268,000 Section 106 contribution towards affordable housing.

Alternatively, the property offers proven commercial viability for care home operators, healthcare investors and specialist accommodation providers. Previously operating as a 23-bedroom care home, the property has an established healthcare history and previously supported a healthcare contractor offer of £300,000 per annum. Although this contract has expired, it demonstrates the property's significant income-generating potential and suitability for reactivation within the care sector.

Positioned on prestigious Greenfield Avenue, the property benefits from excellent transport links, local amenities and an attractive residential setting. With approved planning for 16 apartments, approximately 10 parking spaces and a proven commercial care home history, this is a highly flexible opportunity offering multiple potential exit strategies. Proof of funds will be required prior to arranging any viewing.



Open House North



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	