

# For Sale

## HOUSING DEVELOPMENT POTENTIAL FORMER IRLAM COUNCIL OFFICES



### Location

Former Irlam Council Offices,  
Astley Road,  
Irlam  
M44 5DW



### Area

SITE 8,000 sqm (1.97 acres)

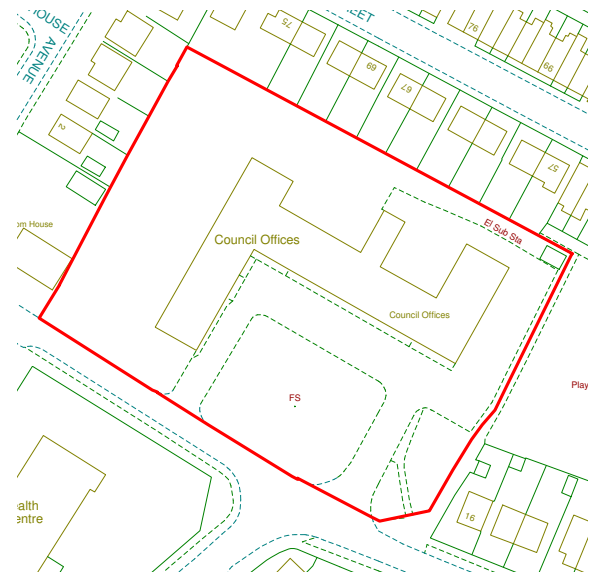
BUILDING 960 sqm (10,332 sq ft)



### Property Details

Residential location close  
to local facilities

Site Boundary



Mark Dauncey  
0161 779 6091

[mark.dauncey@urbanvision.org.uk](mailto:mark.dauncey@urbanvision.org.uk)



## Property Details

We are instructed to seek offers and expressions of interest in this former council office building on behalf of Salford City Council. The property presents a residential redevelopment opportunity (subject to planning), located in an established residential area, close to retail facilities, schools, railway station and local amenities.

The property comprises a single storey timber framed office building, with a net internal floor area of around 10,332 sq ft (960 sq m), standing on a roughly level site of approximately 1.97 acres (8,000 sq m).

Local and regional roads together with rail links are easily accessible. The M6 is within 10 minutes, the M60, M56 and M62 are within 15 minutes. Future infrastructure improvements are progressing associated with Peel Holdings' Port Salford development on the Manchester Ship Canal.

The area has a strong employment base; TalkTalk is a major local employer, the Northbank Industrial Park is home to leading National and International Companies and high-tech enterprises. Future opportunities from the Port Salford development are progressing.

EPC Rating - 184

## Refurbishment Proposals/ Planning

We strongly urge prospective purchasers to consult Planning Policy documents published on the Salford City Council website; [www.salford.gov.uk](http://www.salford.gov.uk), and to contact the City Council's Planning Development Control service to discuss their proposals. Enquiries can be made by email to [planning.contact@salford.gov.uk](mailto:planning.contact@salford.gov.uk) or by post to Urban Vision Partnership Ltd, Civic Centre, Chorley Road, Swinton, Salford M27 5AS.

A Tree Preservation Order is in place in respect of small parts of the site. We understand that Planners will discuss the future of the trees in the context of overall development proposals.

Prospective purchasers should carry out their own surveys and investigations of the building and site to satisfy themselves as to their condition and suitability. We can however provide a ground investigation report on request for a modest fee. A further fee will be payable should the successful bidder wish to use the report in support of development proposals and benefit from the warranty protection available.

The property is "An asset of community value" under the Localism Act. If you wish to discuss the implications of this please contact **Mark Dauncey** - Tel: **0161 779 6091**.

## Lease

The property is offered by way of a 250 year leasehold interest at a ground rent of £1 for sale by way of premium. The lease will include specific obligations including timescales for the delivery of the proposals to ensure that the redevelopment aspirations of the Council and its partners are upheld. Such obligations will be strictly managed with step-in/forfeiture provisions to ensure compliance.

## Interested Parties and Offers

Expressions of Interest and Offers from interested parties should be received at this office. In order to support and assess all bids received, interested parties are asked to provide:

- > Indicative proposals for the property.
- > A financial offer of a premium payment to purchase the long leasehold interest together with evidence of available finance.
- > Evidence of experience of comparable projects.
- > Indicative timescales for completion of site acquisition and, if appropriate, an outline project programme.

The vendor reserves the right not to accept the highest, or any, offer made.

The council is looking to take forward discussions with the preferred party to enable initial proposals to be worked up in greater detail.

### To arrange a viewing of the property or if you require further details contact:

**Mark Dauncey MRICS**

**Tel: 0161 779 6091**

**Email: [mark.dauncey@urbanvision.org.uk](mailto:mark.dauncey@urbanvision.org.uk)**

Urban Vision Partnership Ltd,  
Civic Centre, Chorley Road,  
Swinton,  
Salford  
M27 5AS



# Energy Performance Certificate

## Non-Domestic Building



Salford City Council  
Astley Road  
Irlam  
MANCHESTER  
M44 5LL

**Certificate Reference Number:**  
0997-9972-0630-2800-2703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **184**

This is how energy efficient  
the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1368  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 115.17

### Benchmarks

Buildings similar to this  
one could have ratings as  
follows:

**38**

If newly built

**101**

If typical of the  
existing stock