



CO-OP FUNERALCARE

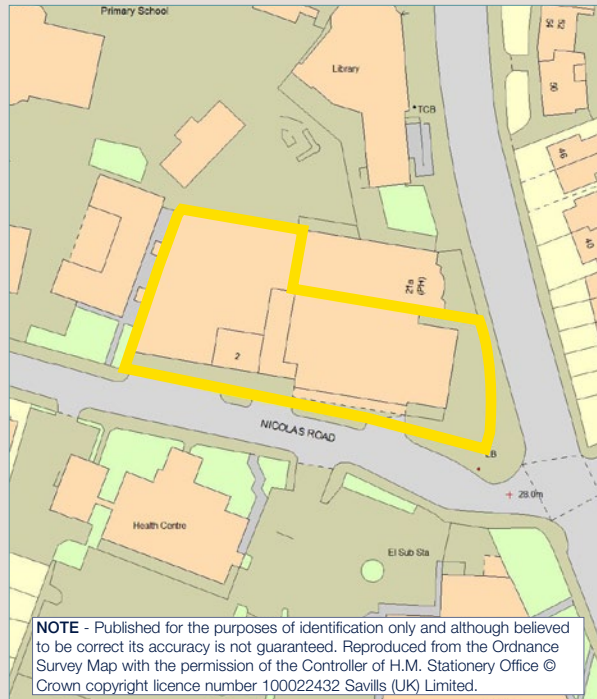
Manchester Road, Chorlton-cum-Hardy M21 9PN

Development Opportunity for Sale



KEY CONSIDERATIONS

- Prime development opportunity in a popular Chorlton location
- Positive pre-application meeting undertaken with Manchester City Council
- Site extends to 0.62 acres (0.25 hectares)
- Close to Chorlton Metrolink station and Chorlton Place shopping precinct
- Property will be sold with vacant possession
- Potential for ground floor retail/ leisure uses.



SITUATION

Co-op Funeralcare is located in the popular commuter town of Chorlton-cum-Hardy which has grown in popularity due to its proximity to Manchester city centre. The burgeoning cosmopolitan area benefits from easy access to Manchester via Manchester Road, or alternatively Chorlton Metrolink station is 0.3 miles to the south east. In addition, Barlow Moor Road, which runs through the centre of Chorlton, provides direct access to Princess Road and the M56 motorway thereafter.

Chorlton provides a range of amenities including banks, coffee shops, restaurants and supermarkets. In addition, Chorlton is home to several schools including Oswald Road Primary School, Chorlton Church of England Primary, the Islamic High School for Girls and Chorlton High School.

The site itself occupies a prime corner location at the junction of Manchester Road and Nicolas Road, just north of the village centre. Immediately to the north of the site is the Grade II Listed Sedge Lynn Public House, meanwhile to the west is Oswald Road Primary School.

DESCRIPTION

The property is currently operated as a Co-op Funeralcare depot. The original 1920's cinema hall has been altered over the years and now bears no resemblance to the original façade. The accommodation is arranged over ground and two upper floors, with single storey industrial type accommodation to the rear.

The wider site extends to 0.62 acres with the current retail frontage to Manchester Road, and vehicular access off Nicolas Road.

PLANNING

The property has been the subject of an informal pre-application discussion with Manchester City Council regarding redevelopment.

The discussions have focussed around a predominantly residential scheme, with a potential retail/ leisure unit fronting Manchester Road. Redevelopment of the site has been informally accepted, however careful consideration will need to be given to the design and massing, paying particular attention to the listed public house and local library, and the primary school adjacent.

Details of the proposed schemes will be issued to interested parties.

TENURE

Freehold

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The vendor reserves the right to charge VAT on the purchase price.

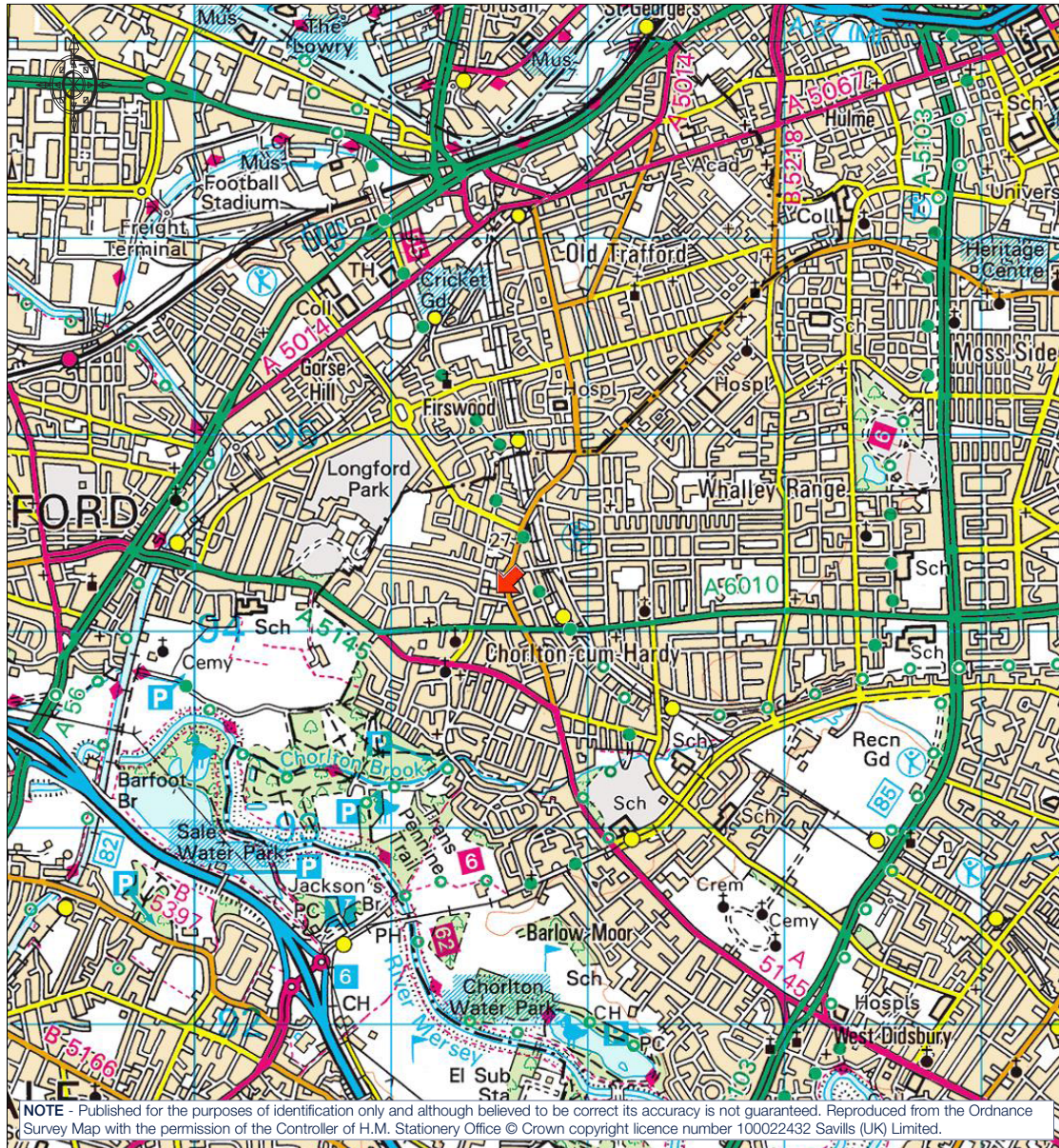
EPC

The EPC rating for this property is D. The certificate will be made available to interested parties.

VIEWING

On-site viewing is strictly by appointment with Savills only. Please contact Ned Brooks for further details.





PRICE

Price on Application

Interested parties are required to confirm their interest via e-mail. Thereafter, access to the data room will be provided and a bid deadline issued. All offers are to be submitted in writing, for a fixed and specified sum, for the attention of Ed Rooney, Savills (UK) Limited, Development Department, Belvedere, 12 Booth Street, Manchester, M2 4AW.

CONTACT

For further information please contact:

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