UNIQUE REDEVELOPMENT OPPORTUNITY

FORMER SALFORD REGISTRARS OFFICE
'KINGSLEA'
BARTON ROAD, SWINTON M27 5WH

EXPRESSIONS OF INTEREST INVITED

Potential for Commercial or Residential Redevelopment Subject to Planning Approval

❖

Popular location overlooking parkland

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Close to Swinton Town Centre

Emerson House, Albert Street, Eccles
Salford M30 0TE
0161 793 3333
email: prop.man@urbanvision.org.uk

Property Details

The property occupies an elevated position over looking parkland and situated in a popular residential area of Swinton.

The site is conveniently situated only ¼ mile from Swinton Town Centre and 5 miles from Manchester City Centre. It lies close to the A580 East Lancashire Road, giving access to the motorway network.

Kingslea was built in 1890 in the Mock Tudor design. It was in use as a private family residence until 1932.

The Salford Registrar for Births, Deaths and Marriages used the building until 2007.

The property occupies a site area of approximately 0.411 acres shown edged red on the attached plan. Rights of access are granted by Deed over the common access point from Barton Road.

The three-storey building provides office accommodation with the benefit of cellar storage and a single storey extension to the rear. Floor plans are available upon request.

Although it is the Council's preference for the building to be retained, the Council will consider alternative development proposals. The property is offered for sale with options for existing use (commercial), residential conversion and or redevelopment of the site.

Although not a statutorily protected Listed Building, the existing building is locally listed Grade A by Salford City Council. In considering any application to demolish the building, regard will be had to the merits of retaining the building for its existing use, against the merits of redevelopment.

It shall be the responsibility of prospective purchasers to consult with the Urban Vision's Development Control Planning department and to ascertain that their proposed use or possible redevelopment proposals are acceptable.

The property is offered Freehold and free from rent charge.

The successful purchaser will be responsible for the payment of the City Council's surveyor's fee and legal costs. Surveyor's fee will be calculated at 1% of the agreed sale price.

Prospective purchasers should carry out their own detailed site survey and investigations to satisfy themselves as to the costs and suitability for their proposed development.

If you require further information or to arrange access to the property please contact:
Barrie Simpson, Tel No 0161 779 6092
barrie.simpson@urbanvision.org.uk

Purchase Price: offers in excess of £500,000.

Closing date for receiving offers of purchase will be Friday 6th August 2010

IMPORTANT NOTICE - These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property; including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale

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