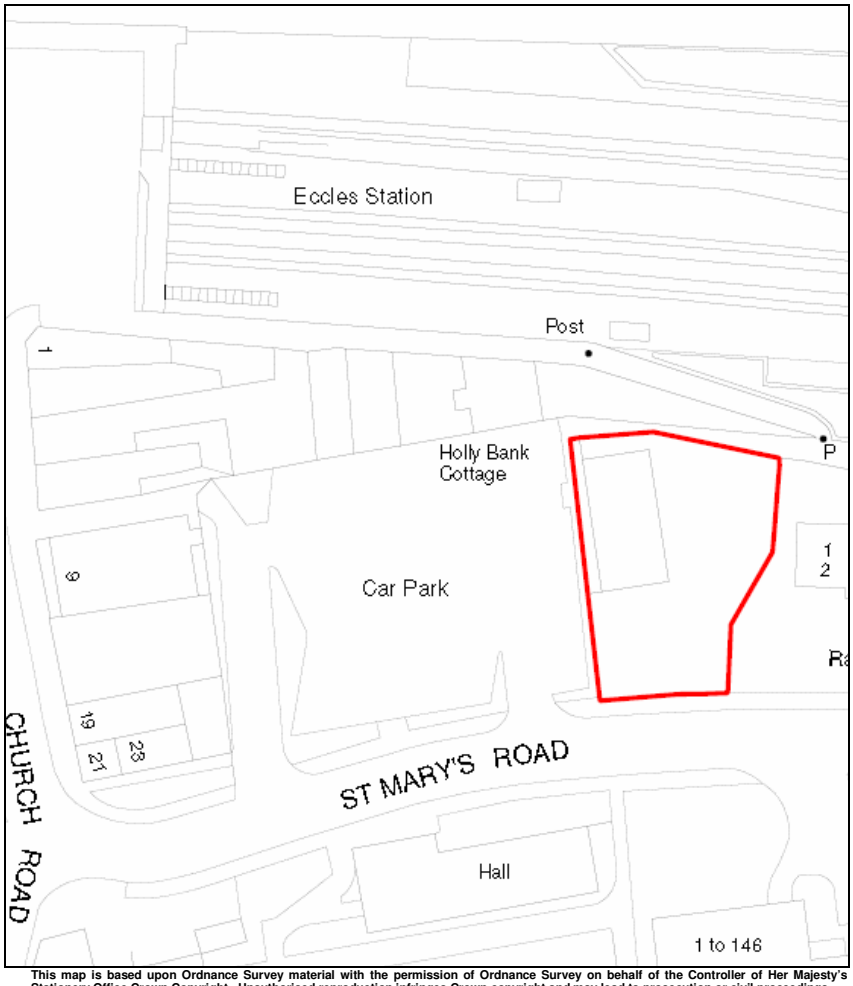
urbanvision

Property Services **www.urbanvision.org.uk**

POTENTIAL DEVELOPMENT OPPORTUNITY
569 sq metres (0.14 acres)

LAND AT ST MARY'S ROAD
ECCLES, SALFORD, M30 0DL

EXPRESSIONS OF INTEREST INVITED



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Residential & Commercial Uses Subject to Planning

❖

Adjacent Town Centre Car Park

❖

Close to Eccles Railway Station
(Manchester to Liverpool Line)

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

Property Details

An opportunity to acquire a level development site in Eccles Town Centre, extending to 569 sq metres (0.14 acres). Suited to a number of uses, subject to Planning Consent.

Eccles enjoys good local shopping facilities and is very well situated; served by junction 2 of the M602, which links Manchester City Centre to the M60, M6 and M62.

The site is adjacent to Eccles Railway Station, a regular stop on the Manchester to Liverpool line. Eccles is also a terminus of the Manchester Metrolink tram system, connecting with Manchester City Centre via Media City and Salford Quays.

The Trafford Shopping Centre is around 2 miles from the site.

The present site access, from the adjacent car park, will shortly be closed. Future access from St Mary's Road will need to be resolved.

The site may suit residential and commercial uses including offices, retail or mixed use, subject to planning consent.

Before proceeding with their interest, we would strongly advise interested parties to discuss proposals for the property with Urban Vision Development Control, who act on behalf of Salford City Council on Planning Control matters. (0161 909 6545).

Interested parties are strongly advised to check the availability of mains services with the appropriate utilities providers.

We are seeking expressions of interest, to purchase a 250 years long leasehold interest in the site at a rent of £1 per year without review.

In order for a proper assessment of any expressions ofinterest to be made, interested parties are asked to provide details of their proposals and proof of finance as appropriate.

If you wish to view the premises or informally discuss your proposals, please contact our surveyor handling the matter, Mark Dauncey on 0161 779 6091.

Offers around £100,000 are sought.

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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