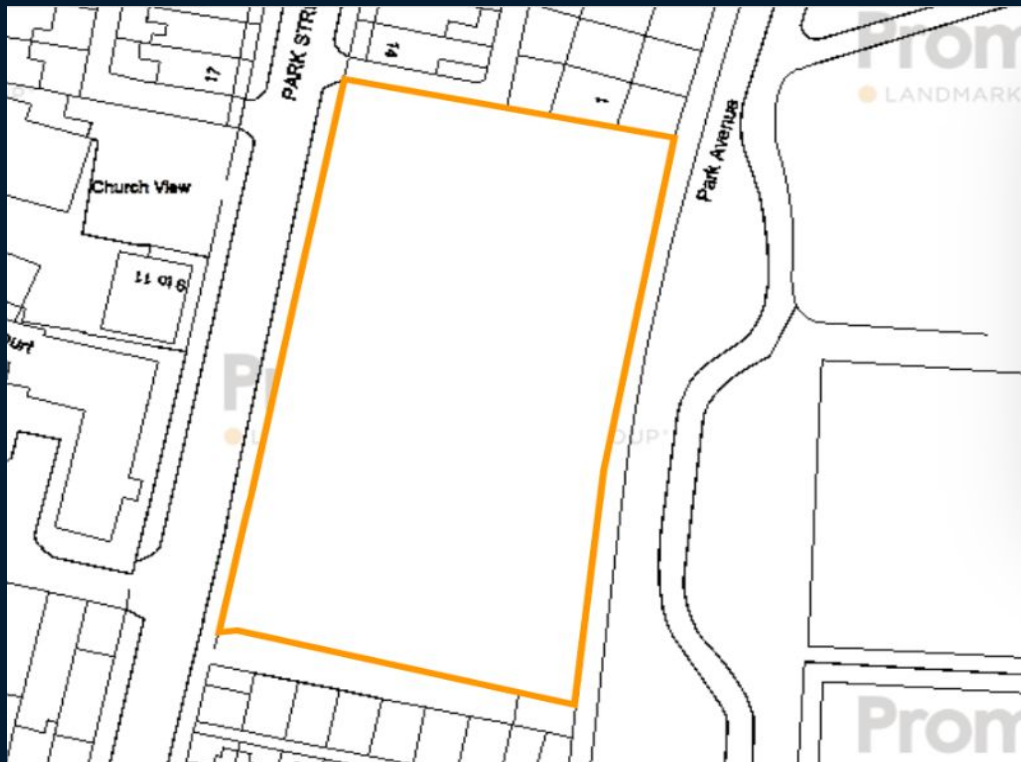


FOR SALE Upon instructions of the Joint Fixed Charge Receivers

LANDWOOD
GROUP

A CLEARED SITE OF CIRCA 0.7 ACRES WITH A PENDING PLANNING APPLICATION FOR 42 AFFORDABLE APARTMENTS



Land at Park Street, **Swinton, M27 4UR**

CONTACTS

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KEY CONSIDERATIONS

- Pending planning application reference PA/2024/1538 for 42 affordable apartments (C3) and associated amenity space, parking, access and infrastructure
- Former church has been demolished and the site is cleared and circa 0.7 acres.
- Located in a residential area and next to Victoria Park so ideal location for a residential scheme
- Offers invited



Land at Park Street, **Swinton**, M27 4UR

LOCATION

With easy access to local amenities, excellent transport links, and a range of parks and green spaces nearby, the site is an ideal location for a residential scheme. The local area is well served by shops, schools and cafes, plus there is easy access to Manchester City Centre via the A6 which can be accessed directly from Park Street. Along the A6 are regular bus routes and the closest railway station is Swinton Railway Station which is around half a mile away from the site and offers convenient connections to Manchester, Leeds, and other local destinations. Travel time to Manchester City Centre is around 15 minutes.

DESCRIPTION

The site was formerly St Mary's Church, however the former Church has been demolished and the site has been cleared. The site extends to circa 0.7 acres in total and has prominent frontage and access from Park Street.

PLANNING

An planning application for the construction of 42 affordable apartments has been submitted under reference number PA/2024/1538. Interested parties can view the current planning application here:

<https://www.salford.gov.uk/planning-building-and-regeneration/planning-applications/view-or-comment-on-a-planning-application/>

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

<https://www.salford.gov.uk/planning-building-and-regeneration/planning-applications/>



Park Street, **Swinton, M27 4UR**

TENURE

The property is held freehold on Title MAN109947.

VAT

All figures quoted are exclusive of VAT.

PRICE

Offers invited for unconditional bids only.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition

Our client reserves the right not to accept the highest or indeed any offer received.

CONTACT US TO ENQUIRE



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