

**FOR SALE** Upon instructions of the Joint Fixed Charge Receivers

LANDWOOD  
GROUP

## 55 Higher Road, Former Council Depot, Urmston, M41 9AP

- Site of approximately 1 acre
- Allocated for residential development
- Within a mixed use area around 0.25 miles east of Urmston town centre and within 1 mile of the M60.
- Development potential subject to planning

### CONTACTS

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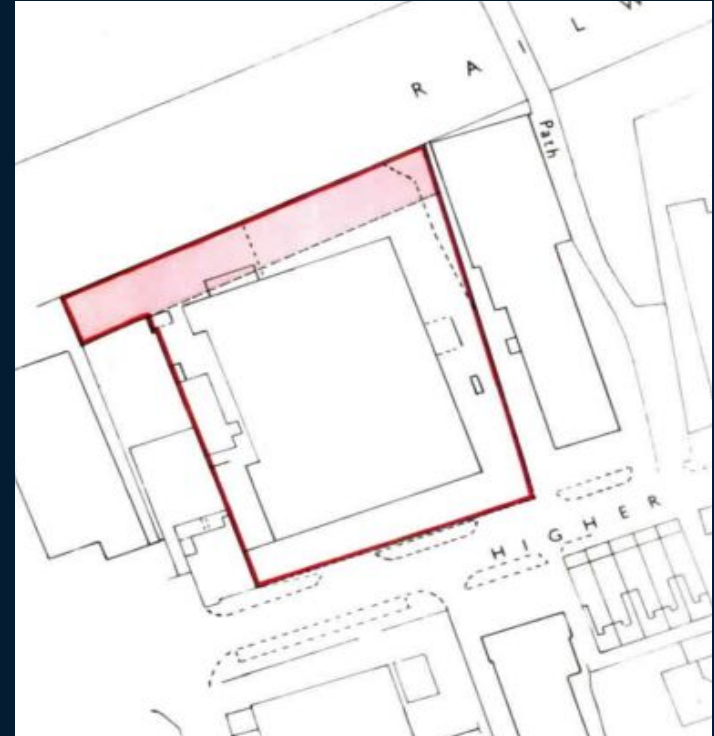


## PLANNING

Allocated for residential development. When the property was sold previously, the council stated:

“The application site is located within a ‘moderate’ market location and therefore a 25% affordable housing should be provided on site for residential development -with a tenure mix of 50% rented and 50% intermediate housing. Other contributions towards infrastructure like education, health and highways may also be required. In line with the NPPF and National Design Guide, the development should be of a high-quality design. The site is located within a critical drainage area and adjacent to a wildlife corridor to the rear.”

All parties are advised to make their own enquiries with Trafford Council: <https://www.trafford.gov.uk/planning/planning.aspx>



# PHOTOGRAPHS

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## TENURE INFORMATION

Freehold title number LA368860.

## RATEABLE VALUE

The property is assessed as Garage & Premises at a Rateable Value of £58,000.

## EPC

D.

## PRICE

Offers invited for the freehold interest.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## VIEWINGS

Strictly by appointment.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## CONTACT US TO ENQUIRE



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