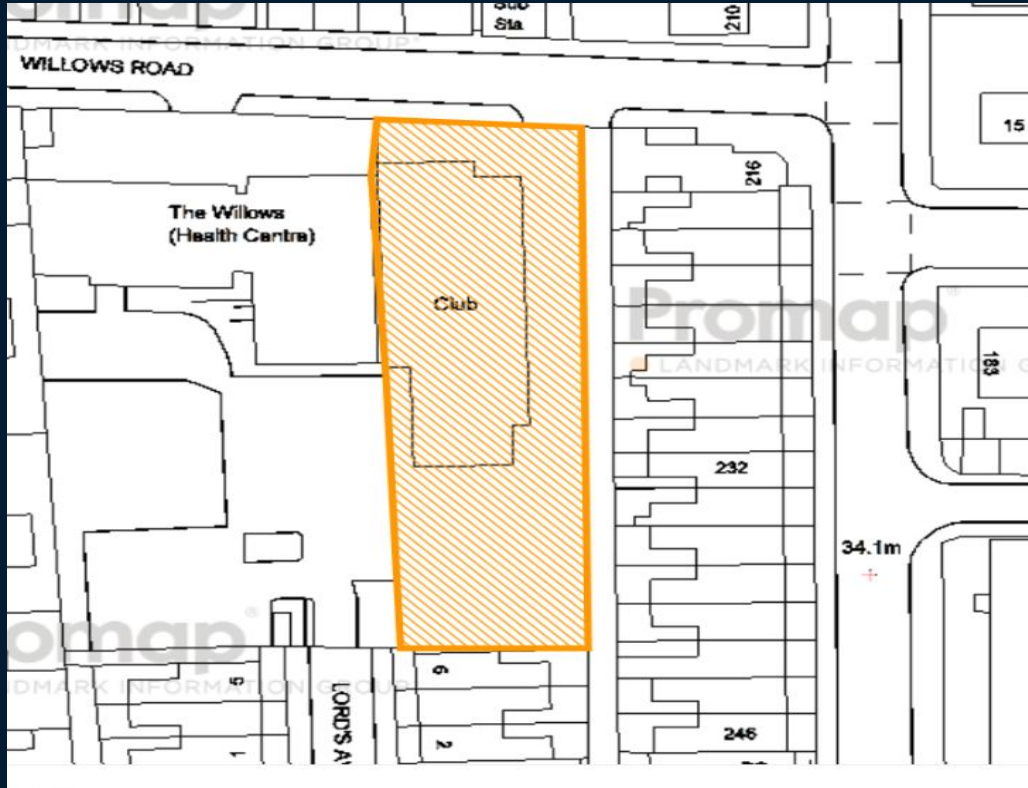


FOR SALE Upon instructions of the Joint Fixed Charge Receivers

LANDWOOD
GROUP

LAND EXTENDING TO 0.34 ACRES WITH DEVELOPMENT POTENTIAL SUBJECT TO PLANNING



Land at Willows Road, **Salford, M5 5FQ**

CONTACTS

Amy Selfe / Jonathan Brownlow

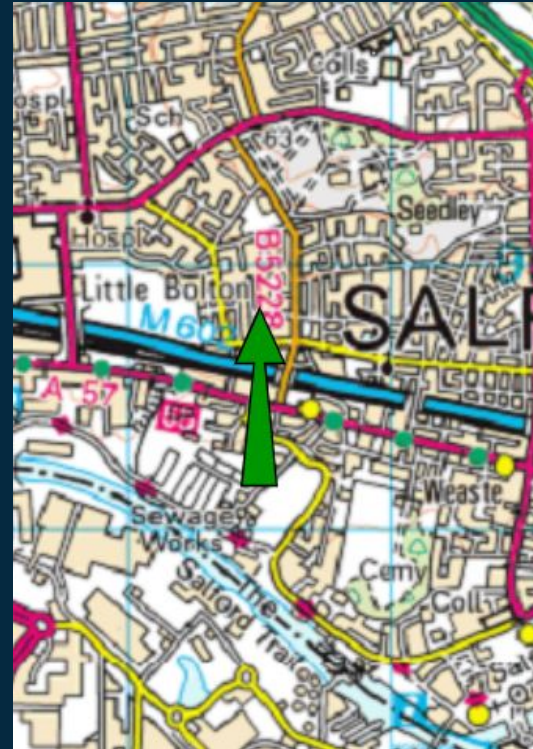
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KEY CONSIDERATIONS

- Residential development potential subject to planning
- The plot is approximately 0.34 acres and has a semi derelict two storey building positioned on the site.
- Within a residential area with easy access to local amenities and Manchester city centre.
- Freehold.
- Offers invited.



Land at Willows Road **Salford, M5 5FQ**

LOCATION

Situated on the south side of Willows Road and next to the Willows Health Centre, the site is adjacent to modern estate housing, close to Salford Royal and approximately 3 miles west of Manchester City Centre. Salford Crescent railway station is approximately 2 miles from the site and accessed via Liverpool Street, or Eccles New Road, both of which are bus routes leading to Manchester city centre with a number of local amenities along the way. In addition to being convenient for public transport, the site is located close to the M602 that leads to the M60 and wider motorway network.

DESCRIPTION

The site extends to 0.34 acres and has a semi derelict building located on the plot. Access is from Willows Road.

PLANNING

Development potential subject to planning and we advised that all parties make their own enquiries via Salford Council Planning Authority: <https://www.salford.gov.uk/search-results/?query=planning>



Willows Road, **Salford, M5 5FQ**

TENURE

The property is held freehold on Title GM487155.

VAT

All figures quoted are exclusive of VAT.

PRICE

Offers invited.

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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