

# For Sale

City Centre Development Opportunity  
On behalf of A D Rodger and G B Judd Joint LPA Receivers

Gloucester Street  
Manchester  
(Approx 0.376 hectares (0.93 acres))



## Contact

For further information or to arrange an appointment please speak to:

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- Central Manchester Development Opportunity
- Close Proximity to Manchester Oxford Road Railway Station
- Planning Permission for mixed use development
- Alternative Use Potential (subject to planning)

## Location

The subject site is located on Gloucester Street, close to its junction with Whitworth Street and adjacent to the River Medlock. The site is approximately 100 metres west of Manchester Oxford Road Station and is situated within Macintosh Village.

Gloucester Street, which leads into Cambridge Street, is a mixed-use area comprising predominately residential uses together with light-industrial and office uses. Macintosh Village benefits from Planning permission to develop a total of 700 apartments and 3,500 sq m of commercial space.

Cambridge Street forms part of Manchester's Southern Gateway and is some 500 metres from the City's Central Business District. The area benefits from excellent road links with the A57(M) Mancunian Way and A5103 Princess Parkway some 250 meters south.



## Description

The subject site is roughly oval in shape and extends to approximately 0.376 hectares (0.93 acres). The site is presently vacant, set below street level and has a relatively level topography.

The subject site is bound by Gloucester Street, Cambridge Street, River Street and the River Medlock.

## Planning

The site benefits from full planning permission for a mixed use development comprising 231 apartments, a ground floor commercial unit together with two levels of parking. Planning permission (reference 075136/FO/2005/C3) was granted on 11 Jan 2006.

Interested parties are encouraged to make their own enquiries to the Local Planning Authority.

## Tenure

Offers are invited for the freehold interest in the site.

## VAT

All prices are quoted exclusive of, but may be subject to, VAT.

## Basis of Sale

The site is offered to the market by means of an informal tender.

## Terms

Both conditional and unconditional offers will be considered by our client, although they are not obliged to accept the highest, or indeed any offer submitted.

[www.gvagrimley.co.uk](http://www.gvagrimley.co.uk)

08449 02 03 04



## Viewing

Viewing is strictly by prior arrangement with the sole agent, GVA Grimley Limited.

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**SUBJECT TO CONTRACT: March 2009**



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