

FOR SALE



On behalf of NHS Property Services

FORMER HEALTH CENTRE

Potential for redevelopment subject to planning

Building 310.08m² (3,338 sq ft)

Site Area Approx 0.45 acres

**Northern Moor Clinic
Moorcroft Road
Wythenshawe
Manchester M23 0AF**

- Current D1 use including medical, nurseries, training centres etc.
- Suitable for residential redevelopment (subject to planning)

LOCATION

The site is situated on the south east side of Moorcroft Road at its junction with Sledmoor Road in Northern Moor, Wythenshawe, Manchester.

In the immediate location, the subject site is predominantly surrounded by residential with a local retail parade opposite and a public house adjacent. Northern Moor Metrolink Station is approx. ½ mile north west. The M56 and M60 motorways are easily accessible approx. 2 miles to the east. Manchester City Centre is approx. 7 miles to the north.

DESCRIPTION

The property comprises a former purpose built health centre of brick construction beneath a flat roof. Internally, the accommodation is cellular in layout comprising a series of consulting and treatment rooms together with kitchen and WC facilities.

The building sits on a roughly rectangular plot of approx. 0.45 acres.

PLANNING

The property has a current D1 use suitable for medical, training, community centre, nursery etc.

In terms of alternative uses, a pre-application for residential was recently submitted and the local authority have provided an informal response confirming that a residential scheme on the site would be agreeable in principal. The pre-application included sketch schemes for 9 or 10 houses (2, 3 & 4 bed) and 23 or 24 flats (mix of 1 and 2 bed).

Copies of the pre-application sketch schemes are available upon request.

PURCHASE PRICE

Offers invited.

TENURE

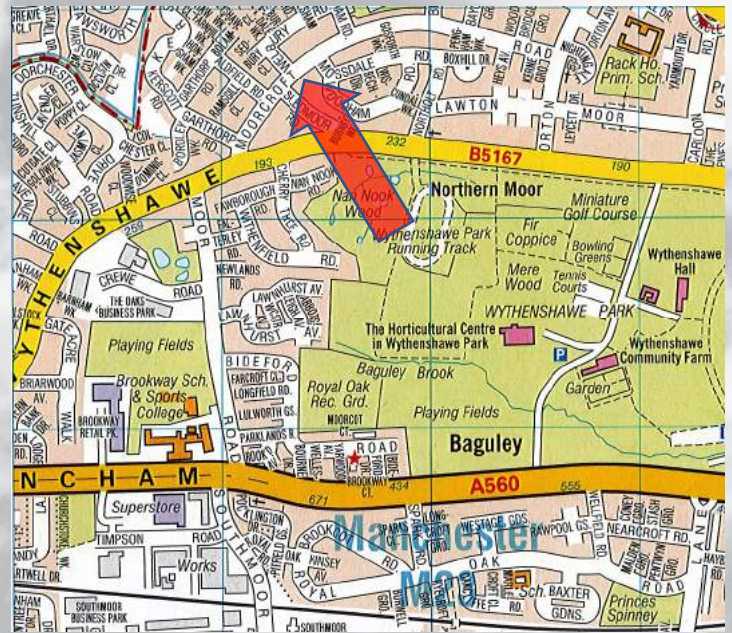
Freehold.

Overage/Clawback

NHS's standard overage/clawback provision will be applicable – a copy of this is available upon request.

EPC

A copy of the EPC is available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of Neale Sayle

(email: neale.sayle@wtgunson.co.uk)

Or

Sam Beckett

(Email: sam.beckett@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: 9/1/19