

FOR SALE



DEVELOPMENT SITE

Approx 0.18 acres

**Land adjacent to
Monet Lodge
Cavendish Road
West Didsbury
Manchester
M20 1JG**

- Highly sought after South Manchester location
- May suit block of 4 apartments, pair of semi-detached houses or a single dwelling subject to obtaining necessary consents.

LOCATION

In the immediate vicinity, there is a wide range of new build residential properties. The property is also situated adjacent to Brocklehurst Nursing Home and Monet Lodge Independent Hospital. The centre of West Didsbury is less than 0.5 miles south east where an abundance of independent shops, bars and restaurants can be found. Princess Road (A5103) is within close proximity and provides easy access into Manchester City Centre which is approx. 5 miles to the north and to the M60 motorway approx. 2 miles south west.

DESCRIPTION

The property comprises an irregular shaped plot of land of approx. 0.18 acres.

Pre-application discussions have been held with the Council regarding:

- a three storey apartment building comprising four apartments (two 2-bed duplex and two 1-beds) with associated parking and landscaping (sketch plans available on request).
- A scheme of 2 three storey 4-bed semi-detached dwelling houses.

The Council have indicated that these schemes would likely be acceptable. This would be subject to more detailed points that would need to be considered through a planning application. A copy of our planning consultants commentary is available on request.

OVERAGE/CLAWBACK

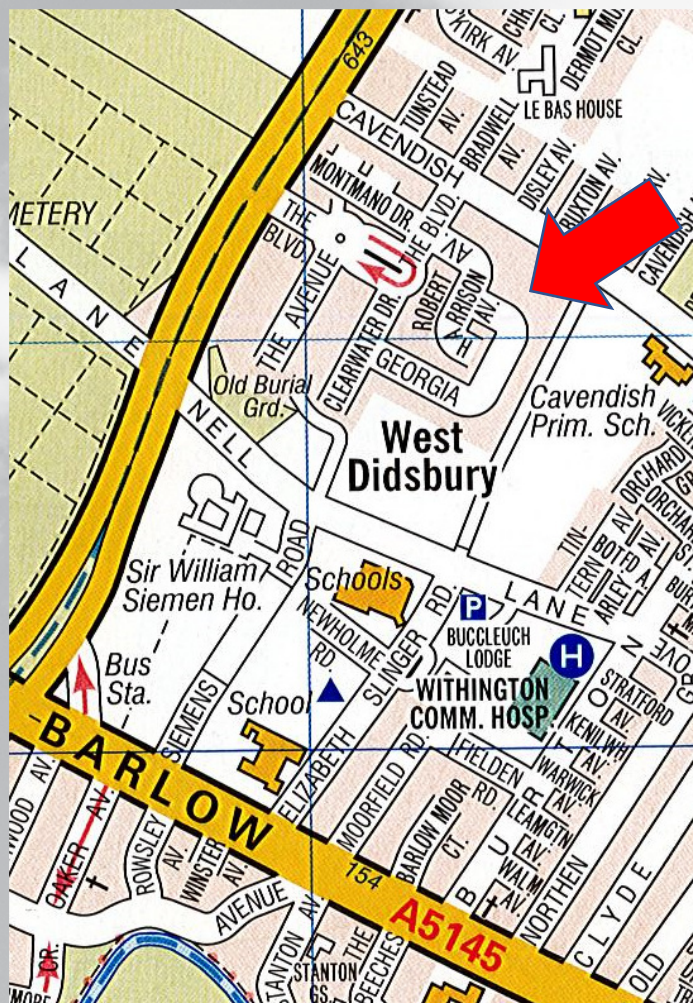
Standard overage/clawback may be applicable.

PURCHASE PRICE

Offers invited.

TENURE

Informed freehold, although Interested parties should make the usual formal enquiries.



VAT

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

VIEWING

By appointment with the sole agent:

W T Gunson

Neale Sayle

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