



32-36 CHURCH STREET | ECCLES | MANCHESTER | M30 0DF



0.3 acre; or thereabouts



RESIDENTIAL & RETAIL DEVELOPMENT OPPORTUNITY

FULL PLANNING PERMISSION FOR 24 SELF-CONTAINED APARTMENTS
AND 2 (A1) RETAIL UNITS

FOR SALE

DESCRIPTION

The opportunity comprises of an existing large former furniture warehouse which has been granted Full Planning Permission (19/72910/FUL) for a Change of Use from furniture warehouse to 24 self-contained apartments. Also the creation of two (A1) retail units at ground floor level, together with alterations to elevations and second floor outdoor communal area.

A copy of the Decision Notice, Proposed Layout, Site Plan and Elevations is available on request. Similar schemes locally have been developed higher so there might be the possibility to increase the density on site; subject to consent.

LOCATION

The property is very well located in an established retail, commercial and residential position along Church Street in Eccles town centre. Refer to Location Map.

SERVICES

We understand that all mains services are available to the site.

SITE AREA

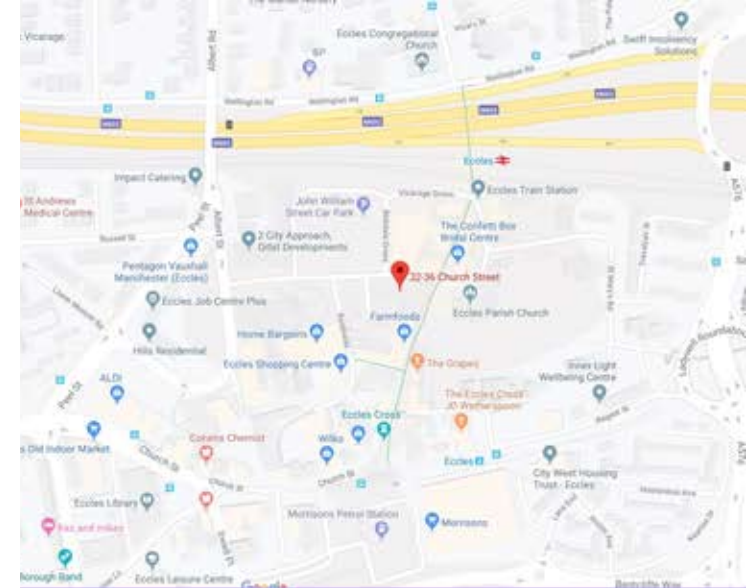
The site extends to 0.3 acre; or thereabouts

PRICE

The opportunity is offered For Sale at a price of £650,000.

VIEWING

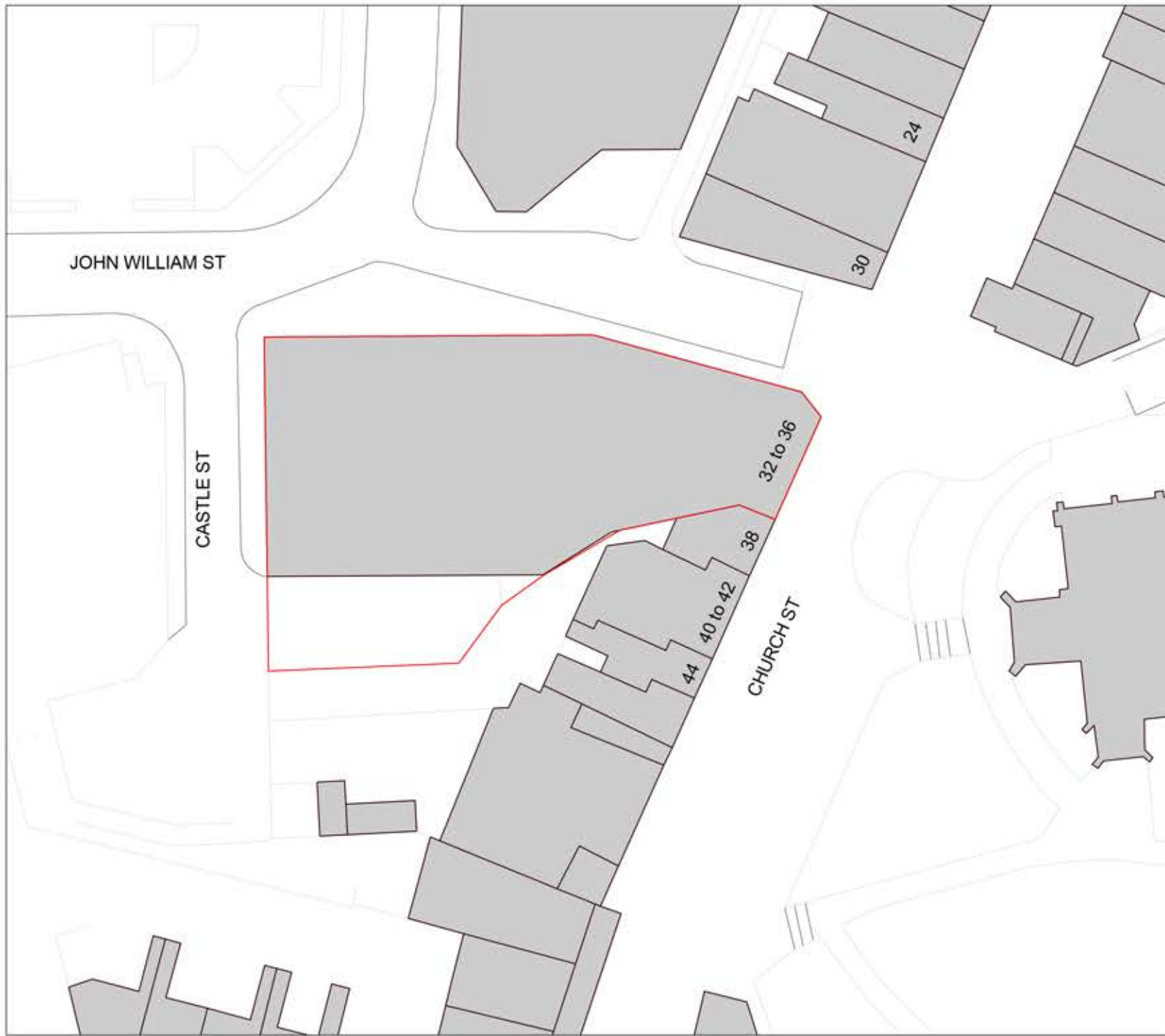
Please contact the Sole Agents;
Haughton Warburton on 0161 839 0080.



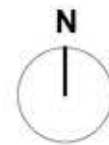
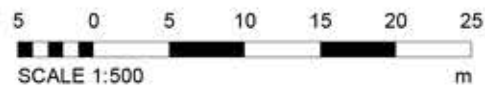
HW Property Ltd. conditions under which particulars are issued:
Messrs. Haughton Warburton for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- (1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of HW Property Ltd. or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.





1 Site - Block Plan
1 : 500



Notes - Boundaries

A Application site boundary determined using OS Data.

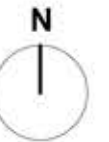
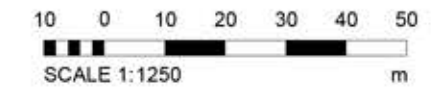
Legend - Boundaries

— Site Boundary

— Site Ownership



2 Site - Location Plan
1 : 1250



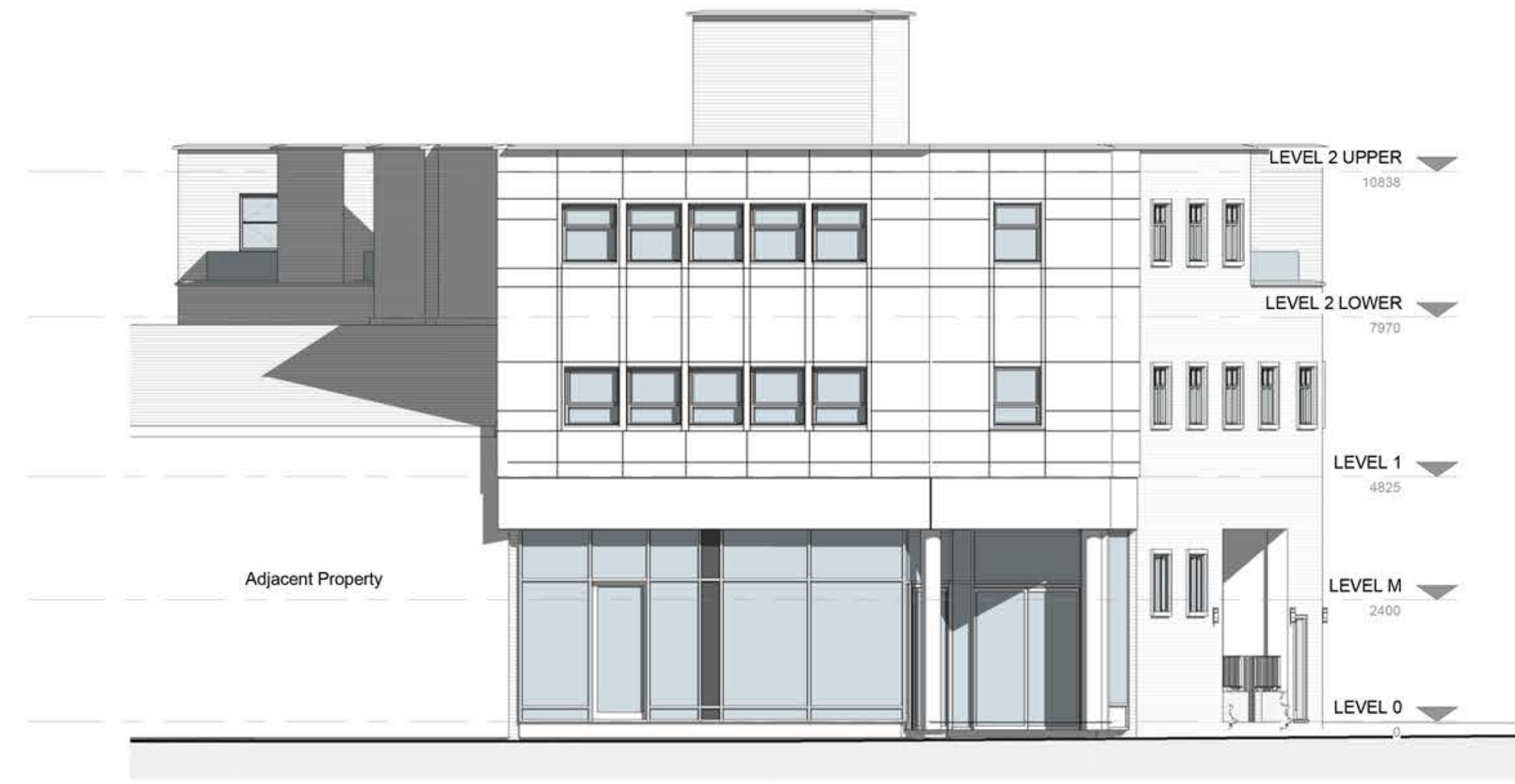
2	Revision 3	30/04/19	PY
1	Site B	07/02/19	PY
DEBTAL ARCHITECTURE			
72 Bury New Road, Manchester, M26 0JU. Tel: 0161 773 1630 office@debtalarchitecture.co.uk www.debtalarchitecture.co.uk			
CLIENT Shloime Eckstein			
PROJECT 32-36 Church St, Eccles			
TITLE Site - Location and Block Plan			
PROJECT NO.	DRAWING NO.	REV.	
DA18135.	001.	2	
STATUS PLANNING			
SCALE @ A3	DATE	DRAWN BY	
As indicated	30 APR 2019	PY	
<small>© COPYRIGHT - ALL RIGHTS RESERVED THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION. ALL DIMENSIONS RELATIVE TO THIS DRAWING TO BE CHECKED ON SITE. DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES. SURVEY POINTS MUST BE VERIFIED BEFORE WORK COMMENCES. THIS DRAWING MUST BE CHECKED AGAINST ANY OTHER STRUCTURAL/SPECIALIST DRAWINGS PROVIDED. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION. ALL DIMENSIONS ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.</small>			



1 Front - Proposed
1 : 100



2 Left Side - Proposed
1 : 100



4 Right Side - Proposed
1 : 100



3 Rear - Proposed
1 : 100

Note Block - Elevations - GA

- 1 Existing windows to be replaced with like for like black uPVC double-glazed windows to improve thermal and acoustic properties.
- 2 Existing detailing such as lintels, cills and surrounds to be cleaned and painted light gray to be in keeping with the warehouse feel of the original building
- 3 New boundary treatment of dwarf matching brick wall with fence on top - min 1300mm height, self-closing central gate with secure access system
- 4 New floor to ceiling critical type of laminated glazing to allow for maximum daylight in the unit. All openings will be fitted with opening restrictors.
- 5 Emergency exit only - solid dark grey door
- 6 Main entrance door - security-certified doorset with electronic access control system, self-closing with external post boxes.
- 7 New secure rear yard gate to allow for controlled access only by maintenance/residents
- 8 New windows to be in similar proportions to existing, black uPVC with trickle vents.
- 9 Metal fencing for enclosure of private amenity space from the communal rear yard area - allowance for planting boundary treatment as well.
- 10 Large critical type of laminated glazing, secure openings.
- 11 Existing brick wall along boundary
- 12 Laminated glass windows with high level openings and external grill for security.
- 13 Abundant external lighting all around the building
- 14 Protective low window fencing in keeping with the rest of the boundary treatments to allow for maximum security to vulnerable windows.

Revision 3	30/04/19	PY
DEBTAL ARCHITECTURE		
72 Bury New Road, Manchester, M5 6AJ Tel: 0161 773 1630 office@debtalarchitecture.co.uk www.debtalarchitecture.co.uk		
Author:	Shloime Eckstein	
Project:	32-36 Church St, Eccles	
Proposed Elevations		
Project No:	DA18135.	005. 1
Discipline:	PLANNING	
Scale:	1 : 100	DATE: 01 MAY 2019
Author:	PY	