

Please Read – Off Market – Exclusive



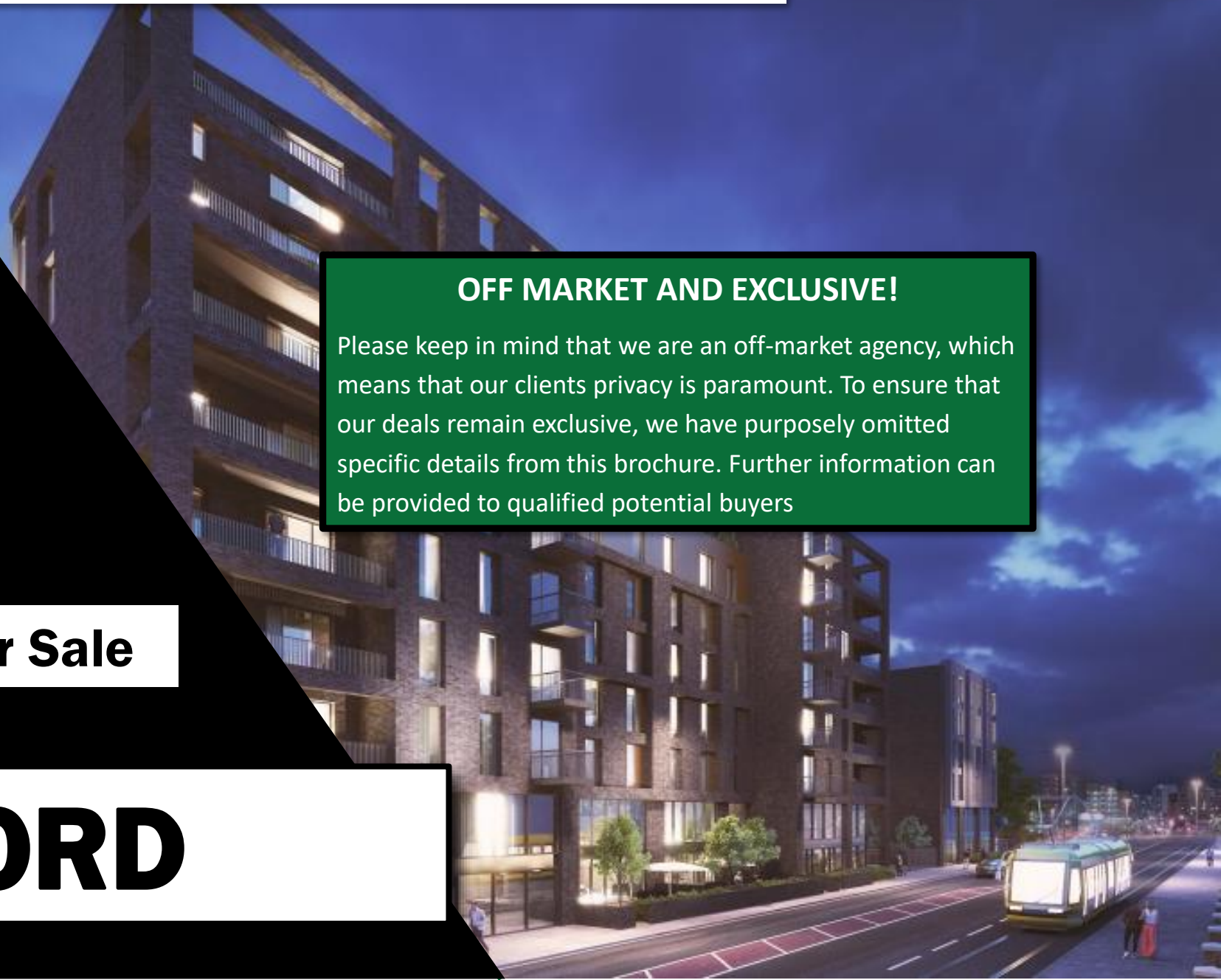
LETS BUILD

OFF MARKET AND EXCLUSIVE!

Please keep in mind that we are an off-market agency, which means that our clients privacy is paramount. To ensure that our deals remain exclusive, we have purposely omitted specific details from this brochure. Further information can be provided to qualified potential buyers

Development Land For Sale

SALFORD





Land For Sale

It is our pleasure to present you with a development site
In Salford, Greater Manchester.

Originally planning had been approved in 2018 for the demolition of the existing building and the erection of a nine-storey residential building containing 140 units, alongside a dis-connected six-storey (B1) office building

Planning on this site has now lapsed and there is a potential opportunity to split the titles and build a new brand residential apartment building sperate from the proposed office units, subject to the necessary consents

The surrounding area houses a mix of residential and commercial buildings

Any proposed development will be a welcomed regeneration of vacant buildings that will undoubtedly benefit the local area and provide a positive contribution to the local community

THE NUMBERS

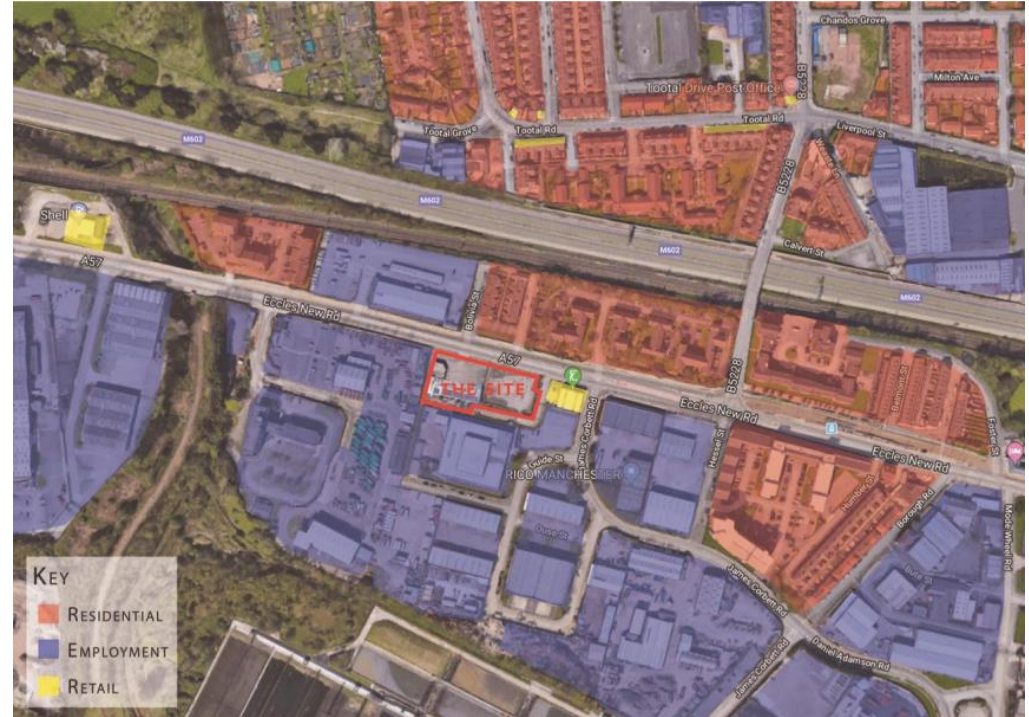
140 Units
GIA – 9,883.3 Sqm

Purchase Price incl fees	£2,652,000
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Massive opportunity here to split titles and propose a brand new apartment scheme

This site could be a prime location for a potential BTR or social housing provider as rental demand in the surrounding area is high

**** Disclaimer - Figures are estimates taken with our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this document or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. All images are for illustration purposes only****





INFO

- The lapsed proposal involved the demolition of a former vehicle accident repair centre, which has been vacant for some time, and the construction of a 140 unit residential building with a disconnected 6 storey office block occupying the same site.
- The proposal predominantly comprises studios & 1, 2 + 3 bed apartments also with parking provision
- The proposal included High quality contemporary accommodation for private rent
- Modern internal arrangement that maximize the views over the surrounding area.
- Private car parking for residential units
- A secure and private communal garden
- public transport connections around the site reinforce the sustainability nature of the site and support the principle of a development in this location



Today's Plans, Tomorrow's Projects

Talking Points

- Previous lapsed planning for a mixed use scheme.
- Opportunity to split titles and add value to the plot.
- Excellent transport links located close by.
- Recently the area has emerged as a vibrant place for the provision of new residential units. There have been numerous nearby developments constructed over the past several years.
- Located within a 20 min drive to Manchester City centre, Manchester Airport and The Trafford Centre
- Any proposal would enhance the surrounding area.
- Good rental values.
- Brand new apartment block with modern living facilities and parking provisions.

Salford is a city constantly changing, it is a thriving cultural, economic and residential location.

With a mixture of its waterfront, urban and countryside environments Salford is a place where people want to live, work, invest and visit.

Over 220,000 people are proud to call Salford their home.

Salford is a wonderful central hub which has excellent transportations options.

The Metrolink, Manchester's tram system, twists through Salford and The Quays, linking conveniently to Eccles and to MediaCityUK.

A photograph of a modern dining room interior. In the foreground, a long, light-colored wooden dining table is set with a few items: a whole orange, a pear, and a glass. Several white chairs are tucked under the table. In the background, there's a kitchen area with a white countertop and a large window. A modern pendant light fixture with four white spherical lights hangs over the table.

Why Salford



REF # 1627419

Weaste Lane, Salford, M5 [See map](#)



£750 pcm £173 pw ⓘ

[Tenancy info](#)

Added on 10/03/2023

Letting details

Let available date: **Now**

Deposit: **£750** ⓘ

Min. Tenancy: **Ask agent** ⓘ

Let type: **Long term**

Furnish type: **Unfurnished**

PROPERTY TYPE

🏠 Flat

BEDROOMS

🛏 x1

BATHROOMS

🚿 x1



Borough Road, Salford, M50 [See map](#)



£950 pcm £219 pw ⓘ

[Tenancy info](#)

Added on 10/03/2023

Letting details

Let available date: **17/04/2023**

Deposit: **£0** ⓘ

Min. Tenancy: **Ask agent** ⓘ

Let type: **Long term**

Furnish type: **Unfurnished**

PROPERTY TYPE

🏠 Apartment

BEDROOMS

🛏 x2

BATHROOMS

🚿 x1

Comparable
Properties

THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR FURTHER INFORMATION PLEASE CONTACT THE DETAILS BELOW

Lets build fees - 2% of Acquisition cost + vat

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