

FOR SALE



DEVELOPMENT OPPORTUNITY

**THE SHIP
LIVERPOOL ROAD
IRLAM
SALFORD
M44 6AJ**

- Sketch scheme for 12 flats (5 x 2-beds and 7 x 1-bed) - total developable area 682m² (7,341 sq ft)
- Large car park to rear of circa 0.15 acres which may offer additional development potential (STP)
- Total site area approx. 0.4 acres

LOCATION

The property is situated on the north west side of Liverpool Road (B5320) at its junction with Mariners Way in Irlam, Salford, Greater Manchester. Within close proximity, there is a Tesco Extra Superstore and Lidl Supermarket. Junction 11 of the M60 motorway is approx. 3.5 miles north east. Manchester City Centre is approx. 10 miles to the east.

DESCRIPTION

The property comprises a substantial attractive period property which was formerly a public house. The property has been stripped out to shell form. The accommodation is arranged over ground, first and second floors. Some works have been carried out to the property including replacement of many of the windows.

Externally, there is a large car park to the rear with c25 spaces on approx. 0.15 acres. There is also yard space to the rear and side of the property. To the front of the property there is a forecourt area.

The property sits on a site of approximately 0.4 acres.

PRE-APP/DEVELOPMENT POTENTIAL

A pre-planning application was submitted to the Local Authority. Our client informs us that it received a positive response. The plans show conversion for 12 flats (5 x 2-beds and 7 x 1-bed) - total developable area 682m² (7,341 sq ft).

Our client informs us that there may also be potential to develop the car park to the rear into several town houses. All subject to obtaining necessary consents.

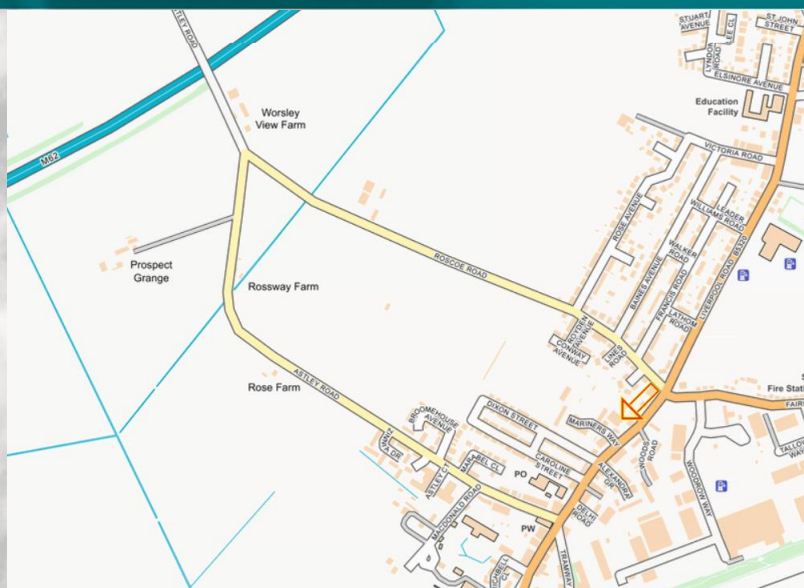
Copies of the plans for conversion are available on request.

PURCHASE PRICE

Offers in the region of £650,000.

TENURE

The property is held freehold under Title Number GM795743. Please note there is a mobile phone mast to the rear of the property which is let on a 50 year lease from April 2020.



EPC

A copy of the EPC is available upon request.

VAT

We are informed that VAT is not applicable.

VIEWING

By appointment with the sole agents:

W T Gunson for the attention of:

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