Frank Harrington Associates

CHARTERED SURVEYORS LAND & DEVELOPMENT CONSULTANTS

RICS

For Sale

Development Land at Kenyon Way/Park Way, Little Hulton, Walkden, M38 0EN

Planning Permission for 12 Mews Houses

General Description

A parcel of land with road frontage to two sides with planning for 12 2-storey mews houses constructed in a block of 7 units and a block of 5 units. Each property has a garden and parking space there are 6 additional visitor parking spaces. The site is ready to commence development with minimum delay.

Location

From J4 of M61 motorway proceed towards Walkden along Manchester Road West. Kenyon Way is on the right hand side. The land lies opposite a Sheltered Housing complex and Church.

Planning

Full planning permission was granted on 14 June 2005 (Application No: 05/50414/FUL) for 12 dwellings together with associated car parking. The properties provide 81.2m² (875 sq ft) each thus a total development area of approx 10500 sq ft. A deemed start has been implemented.

Local Authority

Salford City Council, Civic Centre, Chorley Road, Swinton M27 5BW.

Method of Sale

Offers are Invited. Guide Price £165,000.

Costs

The purchasers are to contribute 2% of the offered price plus VAT towards the vendor's costs.

Additional Information

1. Plans, drawings, Planning Permission Notice and Ground Report are available on disc.
2. The demolition has been carried out and any material now remaining on site will be left as it may be able to be utilised by the purchasing party.
3. The security fencing on site will be removed on day of completion and therefore the purchasers will need to make their own arrangements.
4. The site may be viewed at any time from the road side.

Tenure

Freehold we are informed.

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