

For Sale 3.40 Acres (1.37 Hectares)

Residential Development Opportunity

Land at Springside Road, Walmersley, Bury, BL9 5JU



Key Features:

- Greenfield site comprising approximately 3.40 acres (1.37 ha)
- Potential for residential development subject to necessary planning consent.
- Situated within a well-established and sought after residential area.
- Adjacent to A56 Walmersley Road, two miles to the north of Bury

David Newman

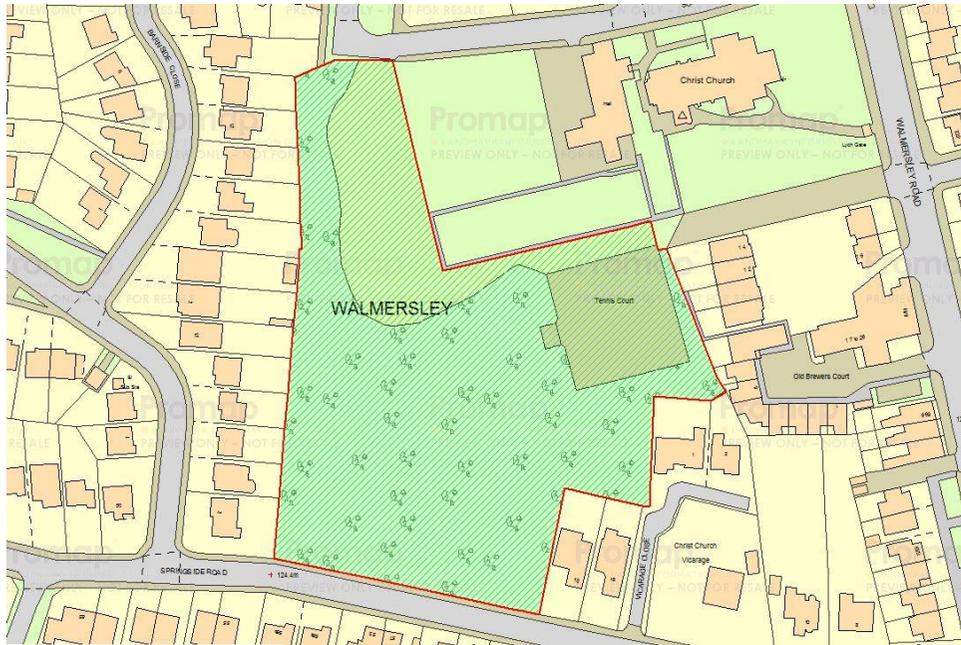
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Description:

The site comprises a plot of undeveloped open land which slopes gently upwards from south to north. It is bounded to the north by School Lane and to the east by the rear gardens of properties fronting Brierfield Drive and Barnside Close. To the south-east are further residential properties with the remaining southern edge fenced and facing onto Springside Road.

Location:

Walmersley forms part of Bury and is approximately 2 miles to the north of the town centre. The district is approximately 12 miles north-west of central Manchester and 6 miles north-east of Bolton.

The site is situated to the west of Walmersley Road behind Christ Church and a former brewery site which has now been redeveloped for housing. The southern boundary adjoins the highway of Springside Road.

Junction 1 (restricted) of the M66 motorway is within 1 mile of the site. The motorway can be accessed in a southerly direction or exited in a northerly direction only. Junction 2 of the M66 can be accessed via the A56 within 2 ½ miles.

The site has good access to educational provision with a number of primary and high schools in close proximity. The nearest is Springside Primary and Nursery School situated immediately to the south of Springside Road.

Access to local amenities is good and there are frequent bus services on Walmersley Road into Bury and surrounding villages.

Tenure:

The land to be sold forms part of Land Registry Title GM847798. A copy of the official register and plan is available on request.

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Planning:

The land is currently identified in the Bury Unitary Development Plan as 'Protected Recreational Provision in the Urban Area' under policy RT1/1

The development potential of the land has been the subject of discussions with Bury MBC Planning Department over a number of years. The principle of residential use is considered favourably by the Council in this location.

A Planning Appraisal has been prepared to provide guidance on policy, site constraints and other considerations. Upon review, if you wish to discuss planning matters in more detail please contact Chris Jones at NJL Consulting on 0161 498 1050

Disposal Process:

The site is to be sold freehold and offers will be accepted on a conditional and unconditional basis. Interested parties must submit their offers in writing by 12 noon on Friday 10th August 2018.

The vendors are not bound to sell the site and reserve the right not to accept the highest, or any offer received. Each party to bear their own legal costs in connection with this transaction.

Viewing:

Viewing of the site is available by roadside inspection at any time. On site access to the site should be arranged by prior notice through the agents.

DISCLAIMER

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