



## Commercial Development in M27

Swinton Hall Road, Swinton, Manchester,  
Greater Manchester, M27 4UB

**£600,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Sought-after location with excellent transport links
- ✓ Pre-planning submitted for 18 residential units (mix of 1 and 2 bedrooms)
- ✓ Located close to Morrisons, ALDI, Swinton Square, and other local amenities

## Description

A local architect has submitted a preplanning application to the council and they are very confident planning will be accepted

An exceptional residential development opportunity situated in the heart of Swinton, Greater Manchester. This prime parcel of land offers huge potential with pre-planning submitted (pending approval) for the construction of 18 high-demand one and two-bedroom flats.

Planning Status:

Pre-application has been submitted to Salford City Council for the proposed residential development. The proposed scheme has been designed with modern urban living in mind and the high demand for affordable and accessible homes in the area. Planning and documents available upon request.

Investment Potential:

This is a rare opportunity for developers and investors to acquire a strategically located site with strong end-user appeal and robust rental/resale values in a growing market

Price: Starting Bid £600,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Allocated

## Location

Located close to Morrisons, ALDI, Swinton Square, and other local amenities. The property is also close to excellent transport links

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## Accommodation

An exceptional residential development opportunity situated in the heart of Swinton, Greater Manchester. This prime parcel of land offers huge potential with pre-planning submitted (pending approval) for the construction of 18 high-demand one and two-bedroom flat.

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## EPC

We currently await a copy of the EPC.

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## Tenure

GM140724 - Freehold

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## Site details

Area - 0.423 acres

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## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject site, this is to be done strictly by appointment.



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This drawing has been prepared as part of a planning application and is subject to Local Authority Planning and Conservation, Fire Engineering and Structural review and approval.	
<b>Demolition Note:</b>	
All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.	
<b>Key:</b>	
	Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.

<b>03   Existing Site Plan</b> 23013	<b>New Build   Apartments</b> 1:500 @ A3   204 Swinton Hall Road, Swinton, Manchester, M27 4UB		P4BA ARCHITECTURE P4BA.COM INFO@P4BA.COM 0800 731 4767
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Swinton Hall Road, Swinton, Manchester, Greater Manchester, M27 4UB

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