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eckersley
incorporating Irvine Taylor

**FOR
SALE**



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INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

DEVELOPMENT LAND

0.37 hectares (0.91 acres)

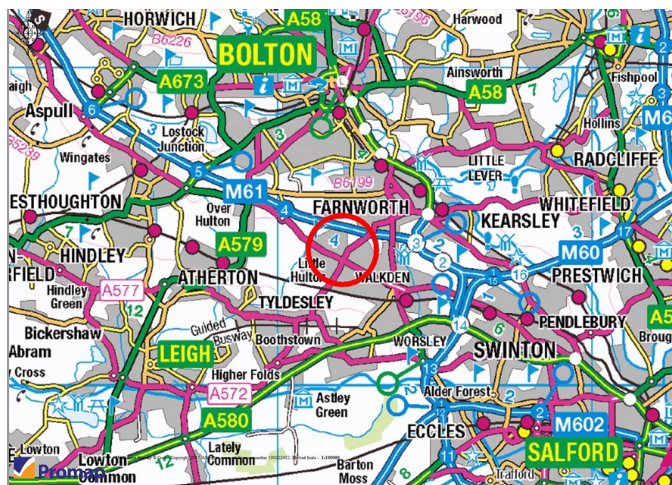
Former Cleggs Lane Mill
Seddon Street
Little Hulton
M38 9RN

- Former mill premises
- Suitable for residential development
- Previous planning permission for 16 units
- Popular area
- Readily accessible location

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Location

The premises are situated on the north side of Seddon Street in the heart of Little Hulton. Little Hulton is an established residential settlement bordered by both Farnworth and Walkden within the Borough of the City of Salford.

Access and communication to the site are well afforded. Seddon Street links directly to Clegg Lane (A5082) linking itself with to the main Manchester Road West (A6) to the south of the property. The A5082 links Little Hulton to Farnworth just north of the M61 motorway.

Little Hulton is approximately 3.5 miles south of Bolton, 7 miles north west of Salford and 9 miles north west of Manchester City Centre.

Description

The property comprises a cleared site of the former Clegg Lane Mills and is bounded on 3 sides by existing residential dwellinghouses.

The Site

The site extends to approximately 0.37 hectares (0.91 acres).

Services

All mains services are either connected or available to the property.

Interested parties should make their own enquiries with the statutory undertakers.

Planning

The property is situated within the established urban settlement of Little Hulton within the City of Salford. The site has historically had the benefit of an outline planning permission for 16 dwellings (06/42779/OUT) which was extended on the 8 November 2011 for a period of 2 years from the date of issue. This has now lapsed.

Interested parties should make their own enquiries of the planning department at Salford City Council (tel. 0161 779 6195).

Tenure

We understand the property is held freehold and solicitors will deduce title as a matter of course.

Guide Price

Offers in excess of £400,000 are invited.

Photographs and Plans

Any photographs and plans incorporated within these sales particulars are indicative only and therefore should not be relied upon.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of, but may be liable to, VAT at the standard rate.

Enquiries

Strictly through the sole agents:
Eckersley

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