

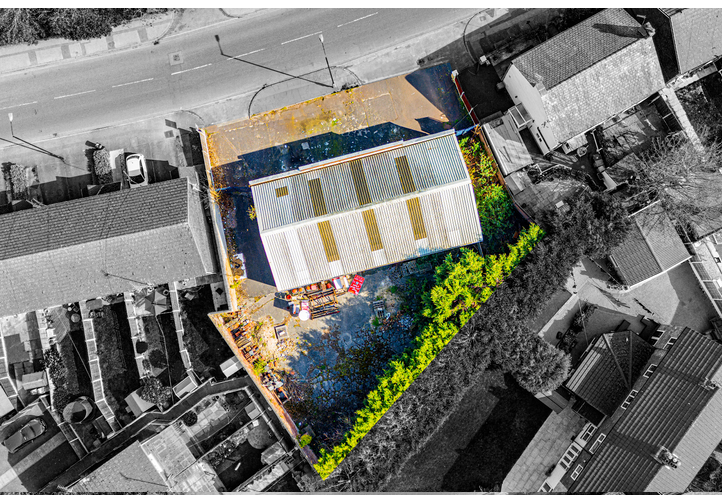


HIGHER ROAD
URMSTON

£550,000



VITALSPACE
INDEPENDENT ESTATE AGENTS



Higher Road, Urmston, M41 9BH

PROPERTY DETAILS

****DEVELOPMENT OPPORTUNITY**** - VITALSPACE ESTATE AGENTS are delighted to offer to the market on behalf of the landowner this incredible site on Higher Road, Urmston. Being sold with the benefit of full planning permission for the demolition of the existing industrial warehouse and erection of five new dwellings with associated bike and bin storage. The proposed scheme comprises of a row of five modern townhouses, each with a garden and driveway to the front and enclosed garden to the rear. Each property would have three bedrooms with accommodation arranged over three floors. The townhouses have the benefit of driveways to the front and enclosed, south facing gardens to the rear. They will be constructed using the Association For Environment Conscious Building standard (AECB) promoting sustainable building. They will offer a low carbon footprint and low, long term energy costs. An independent valuation was completed in November 2023 and valued the townhouses at circa £395,000. Property prices have risen since but based on the 2023 figures, this site would have an anticipated GDV of £1,985,000. Current values are more likely to be £420,000 per unit with an anticipated GDV of £2,100,000. A CIL charge applies to this development. It is also worth noting that the site benefits from mains electric and water supplies. Our clients have also conducted an asbestos survey, a gas monitoring survey and a ground contamination survey all satisfactory within the last 18 months. Ideally situated in a prime location, this development site is located within walking distance to Urmston town centre, which offers an array of shops, eateries, a wine bar, and more. Urmston also benefits from excellent schools for all ages, as well as convenient public transport options such as bus routes, Urmston train station, and easy access to motorways. Full details of the planning permission can be found under the Trafford planning portal reference – 109337/FUL/22.

NOTES

A CIL charge applies to this development, confirmed at £31,708.00

The below surveys are available upon request

Asbestos Survey November 2024

Gas Monitoring Survey April 2024

Ground Condition/Contamination Survey January 2024

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.

