

# FOR SALE

# DEVELOPMENT



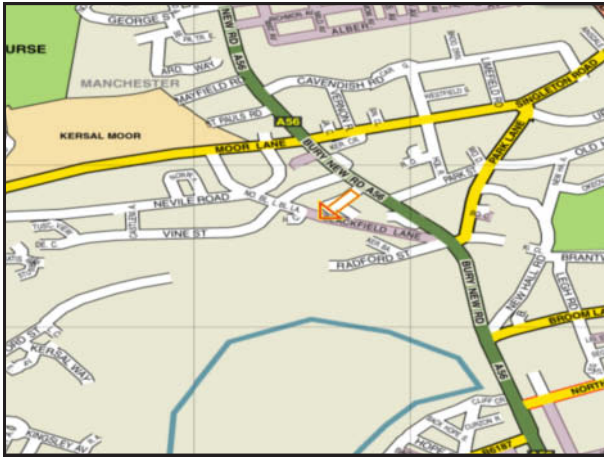
**LAND AT 20-26 BLACKFIELD LANE  
KERSAL  
SALFORD  
M7 3PD**

- Residential development opportunity
- Detailed planning consent for a part 3, part 5 storey building comprising 8 apartments and a two storey detached dwelling
- Site area 0.3 hectares (0.74 acres)
- Views over the River Irwell

**Edward  
Symmons**

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**LOCATION**

The property is located fronting Blackfield Lane, close to its junction with Vine Street which connects with Bury New Road (A56) within a densely populated residential area approximately 5 km (3 miles) Northwest of Manchester City Centre.

Road communications to the property are good given that Blackfield Lane is situated just off Bury New Road (A56) which connects with Junction 17 of the M60 motorway going North and heads South to Manchester City Centre.

**DESCRIPTION**

The site is located on the South side of Blackfield Lane, off Vine Street flanked to the South by Kersal Vale and the Valley of the River Irwell and covers an area of approximately 0.3 hectares (0.74 acres).

The site slopes down from Blackfield Lane currently being a woodland area and currently has 2 vehicular access points on the Blackfield Lane frontage, one at either end.

The site previously accommodated 4no. three storey Victorian dwellings which were subject to fire damage and have subsequently been demolished over recent years.

**PROPOSED DEVELOPMENT**

There are approved plans for a building comprising of 8 apartments which can be better described as houses on houses, rather than apartments in the normal sense as each dwelling has its own separate access. The four houses on the lower level spread over two floors and the four houses on the upper levels are spread over three floors.

The development has been designed to take maximum benefit from the sloping site and the building is cut into the current ground level. The four houses on the lower levels have three bedrooms and the four on the upper levels have four bedrooms. Each dwelling has its own outdoor amenity space

The proposed single two storey dwelling to the Northern part of the site would have four bedrooms and would be built parallel to Blackfield Lane.

There will be 15 parking spaces, 2 of which will be for disabled drivers and these will be within the centre of the site. A single parking space will be provided for the detached dwelling.

**PLANNING**

We understand that Kersal Vale and the Valley of the River Irwell is both a wildlife corridor area and a key recreation and site of biological interest.

A planning application (ref no: 08/57175/FUL) was approved on the 20th April 2009 for the erection of a part three, part five storey building comprising 8 apartments and a two storey detached dwelling, together with associated parking and construction of a new vehicular and pedestrian access.

This current planning permission will remain active for 3 years until the 19th April 2012.

**TENURE**

We understand the property is held by way of 4 individual titles, each being freehold.

**ASKING PRICE**

Unconditional offers are invited.

**LEGAL COSTS**

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

**VAT**

VAT will be charged, where applicable, at the prevailing rate.

**VIEWING**

For further information please contact the agents, Edward Symmons LLP.  
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