

FOR SALE

# Land Off Beswick Street & Bradford Road

New Islington, Ancoats, Manchester **M40 7EY**

**0.58 Acres Residential Development Site (STP)**

Indicative Scheme For 129 Apartments/Townhouses



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Sketch Scheme For 129 Apartments/Townhouses

**0.58 Acres Residential  
Development Site (STP)**  
Indicative Scheme For  
129 Apartments/Townhouses

- Overlooks Ashton Canal
- Indicative Scheme prepared by Simpson Haugh for 129 units (118 apartments over 3 blocks, 8 stories high also including 11 townhouses)
- Highly popular New Islington/Ancoats location
- Fast developing area
- Holt Town Metrolink station less than 500m to the West



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## LOCATION

The site sits adjacent to the Brunswick Square Development Site that has planning permission for 277 units (153 converted mill apartments and 124 new build).

Ancoats has undergone masses of redevelopment over the last 15 years or so transforming the area into a village and community in its own right with some large scale residential developments and various mill conversions. The area continues to be popular with developers with a number of other schemes currently underway or planned to be developed in the near future. In the immediate location schemes include Milner's Wharf (261 apartments) and various Urban Splash schemes of around 400 homes including modular town houses and around 125,000sqft of commercial space.

Ancoats is home to an abundance of quirky and characterful bars and restaurants including the ever popular 'Cutting Room Square', a vibrant open space surrounded bars/restaurants including Severn Brothers Beer House, Rudy's Pizza, The Counter House, SUGO Pasta Kitchen, Canto to name but a few.

Transport links are excellent with Holt Town and New Islington Metrolink stations within close proximity. All other city centre amenities including shops, hotels etc are less than 1 mile from the subject property.



The site is situated on the north side of Beswick St close to its junction with Bradford Road, fronting the Ashton Canal in the highly popular New Islington area of Ancoats, Manchester.

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## MANCHESTER



Employment growth of

**14.1%** between 2016 and 2036  
(32,000 new jobs)



Greater Manchester sub region population of

**2.78 million** with a GVA of **£62.8 billion**



**40%** of the NW's Top 500 companies are based in the City

**99,000 students** in 4 Universities



**Fastest** growing city in Europe



**60,000** new homes by 2027



**Over 80,000** new residents by 2033  
UK's top investment city



Major expansion proposed for



**Highest rental yields** in the UK

Population of close to **600,000** The largest conurbation outside London





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## DESCRIPTION

The site comprises an L-shaped development site of 0.58 acres that fronts onto the Ashton Canal.

Planning for  
2 new apartment blocks  
to provide 124 apartments  
and 1,584 sq ft of commercial  
(development **A** marked red)  
Ref 130395/LO/2021

The neighbouring mill has  
planning to convert to  
153 apartments and with  
20,981 sq ft of commercial.  
(development **B** marked green)  
Ref 130395/LO/2021





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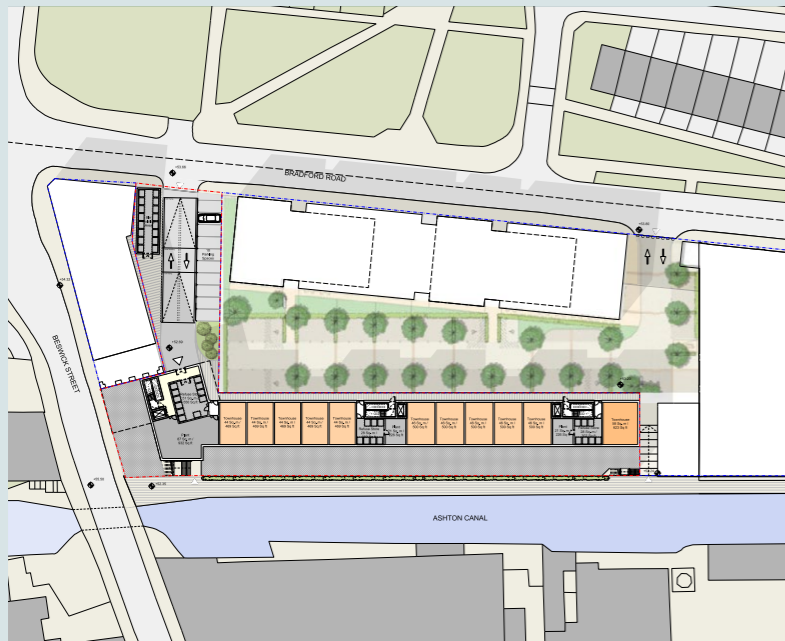
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## OPPORTUNITY

The site has an indicative scheme prepared by Simpson Haugh Architects for a residential led scheme overlooking Ashton Canal providing 129 units over 3 apartment blocks, 8 storeys high (42 x 1 beds and 76 x 2 beds) together with 11 townhouses. We are informed that this received a positive and favourable response at pre-app meetings with the local authority (STP).





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## OCCUPIERS & KEY AMENITIES

- 1 Stubbs Mill: Fanatics International
- 2 Pretty Little Thing HQ
- 3 Beehive Lofts (Co Working)
- 4 New Islington Medical Practice
- 5 Post Office
- 6 New Islington Free School
- 7 Urban Exchange: Aldi, Go Outdoors, M&S & Pure Gym
- 8 St Annes RC Primary School
- 9 Ibis Hotel

## NEARBY

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| 1 Pollen Bakery                   | 11 Viet Shack                        |
| 2 CASK (BAR)                      | 12 Ancoats Coffee & Co               |
| 3 Vivid (Restaurant)              | 13 Rudy's Neopolitan Pizza - Ancoats |
| 4 Campanio Bakery                 | 14 Seven Brothers                    |
| 5 Lazy Tony's Lasagneria Ancoats  | 15 Elnecot                           |
| 6 Sugo Pasta Kitchen (Restaurant) | 16 Halle St Peters                   |
| 7 MANA                            | 17 Canto                             |
| 8 Tony's Chippy                   | 18 The Jane Eyre                     |
| 9 Proper Gym                      | 19 Hope Mil Theatre                  |
| 10 Grindsmith Pod Takeaway        | 20 Paradiso Authentic Italian        |







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## TENURE

The property is held freehold under title no. LA362371.

## PURCHASE PRICE

Offers are invited on a Conditional (STP) or Unconditional basis

## VAT

We are informed that VAT is not applicable.

## ENQUIRIES/VIEWINGS

By appointment with the sole agents:

**Neale Sayle**  
E: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk)  
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**Jack McCabe**  
E: [jack.mccabe@wtgunson.co.uk](mailto:jack.mccabe@wtgunson.co.uk)  
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