

Residential Development Opportunity | For Sale

(Subject to planning)

CBRE

Former Police Station

Site area — 1.77 acres (0.716 hectares)

Former Police
Station Site
Irwell Street
Bury
BL9 0HE

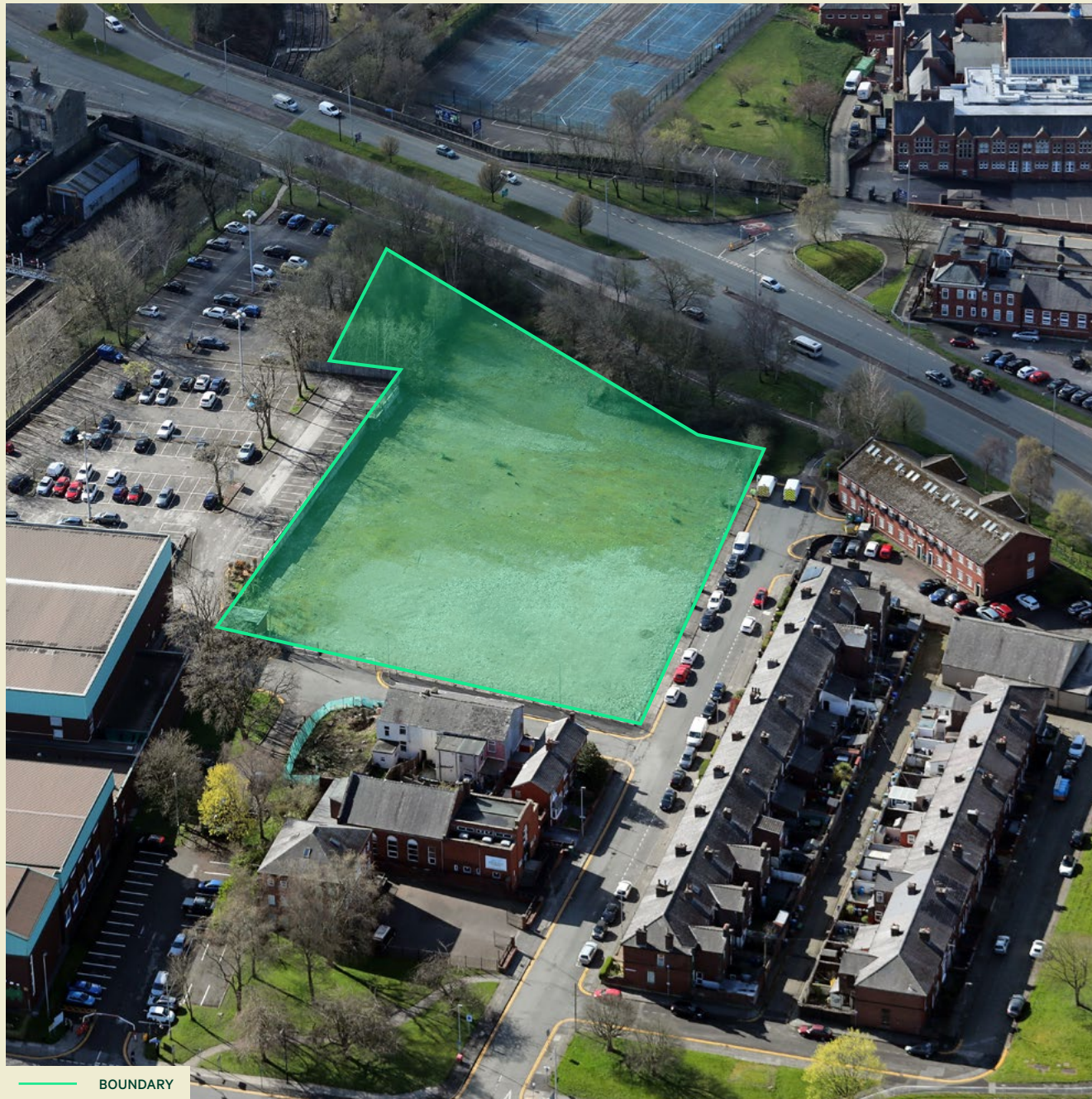


Description

The Irwell Street opportunity extends to 1.77 acres (0.716 Hectares) and is located 650 meters south-west of Bury Town Centre.

The site comprises of vacant land, which was previously Bury Police Station which has ceased operations and has since subsequently been demolished. The opportunity is natural extension to the already existing residential provisions within Bury Town Centre.

The opportunity is bound by Castle Leisure Centre and the Bury Christian Fellowship building to the north, with the Castle Leisure Centre Carpark forming the eastern border. Jubilee Way Road forms the southern border with Irwell Street and residential accommodation located to the west. The site is generally flat in nature albeit there is a gentle slope from east to west and there are multiple points of surfaced vehicular access.



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Location

The site is situated within Bury's inner ring road and falls within the administrative boundary of Bury Metropolitan Borough Council.

The site benefits from a wealth of amenities due to its proximity to Bury Town Centre and its position off Jubilee Way which is a main arterial route running through the town centre providing direct access to the A58.

Bury Town Centre has a large retail offering which includes the Mill Gate Shopping Centre, restaurants, bars, and leisure facilities. There are several schools in the surrounding area including St Marie's Roman Catholic Primary School (0.37 miles), Bury College (0.25 miles) and Holy Cross College (0.59 miles) all of which have a minimum OFSTED rating of 'good'.



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Car

Bury Town Centre
0.3 miles – 2 minutes

Manchester City Centre
9.4 miles – 37 minutes

Manchester Airport
26 miles – 32 minutes

Leeds City Centre
42.4 miles – 56 minutes

Liverpool City Centre
40.5 miles – 1 hour 6 minutes



Rail

Manchester Piccadilly – London
2 Hours 5 minutes



Bus

There are a number of bus stops within walking distance of the site including Bury Interchange which provides services locally and regionally.

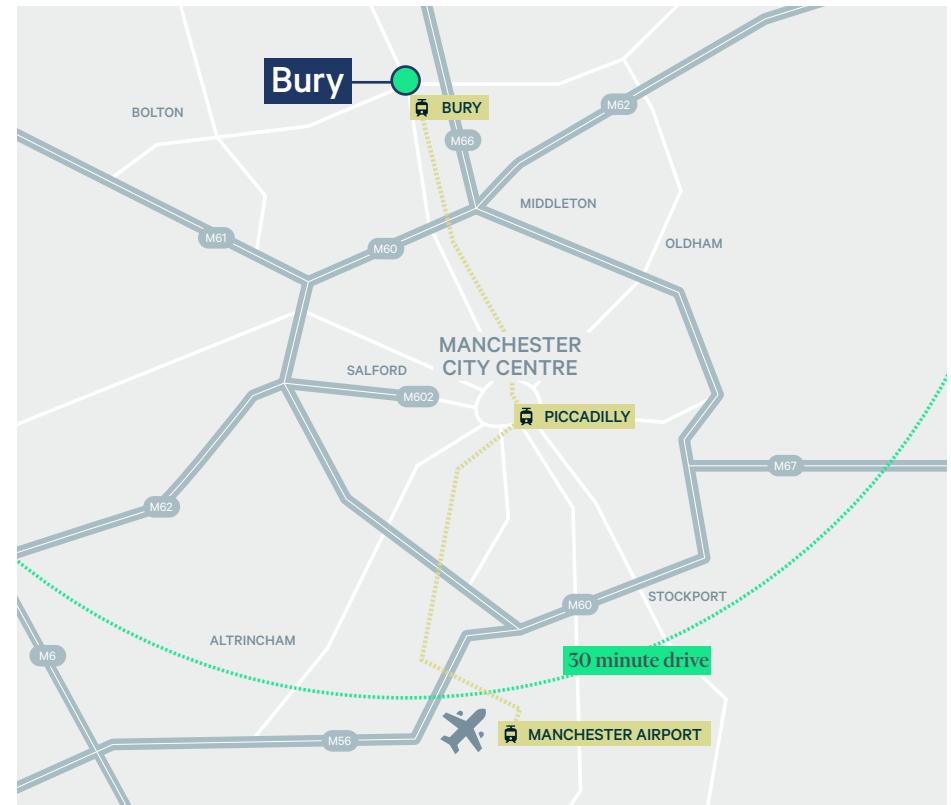


Metrolink (0.1 miles)

Bury Interchange

Manchester Piccadilly
43 minutes

Manchester Airport
1 hour 8 minutes



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Planning

The site is located within a highly sustainable town centre location adjacent to already existing residential provisions. As such, this location would be suitable to residential redevelopment subject to obtaining the relevant planning consent.

The site is not located within a flood zone, conservation or protected area. There are no heritage or listed buildings on the site, nor are there any monuments, parks or gardens that lie in immediate proximity to the site which would adversely affect redevelopment.

Disposal Process

The opportunity is to be sold on a freehold basis with vacant possession. Offers will be considered on a conditional and unconditional basis.

Please contact the sole agents for all enquiries.

Viewings

Viewing of the site is available by roadside inspection at any time. On site access to the site can be arranged by prior notice through the sole agents at CBRE.



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Further Information

For further technical information regarding the site opportunity please contact the sole agents at CBRE.

Contacts

Ashley Anderson

Development and Residential

07881 011 911

Ashley.anderson@cbre.com

Claire Robinson

Development and Residential

07385 467 040

Claire.robinson@cbre.com

CBRE



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