

FOR SALE Land

Heaton Park Road
Manchester, M9 0QS

Key information

- ❑ Exciting long leasehold land opportunity
- ❑ Accessible from Sainsbury's Car Park
- ❑ Adjacent occupiers Sainsbury's superstore, Home Bargains and American Golf
- ❑ Varied development potential for a number of different uses including storage, trade counter, hotel or retail
- ❑ 1.027 acres (0.416 ha)

Contact

Dan Kent – 07711 420604
dan.kent@rapleys.com

Rob Fraser – 07894 605513
rob.fraser@rapleys.com

Rian Dunne – 07780 209737
rian.dunne@rapleys.com



Location

Heaton is a district of Greater Manchester, approximately 4 miles north of the City Centre. Manchester has a population of 2.79 million and Heaton has a 15-minute population of 629,557 people.

The site is located to the south of the Sainsbury's Heaton Park car park at Heaton Park Road, off the M60 at junction 19. It's currently used for customer car parking. Heaton Park is at this junction which is the largest municipal park in Europe. The area consists of a mix of commercial and residential properties.

Transport Links

Heaton Park, Manchester is located at Junction 19 of the M60 which is also known as the Manchester Orbital. This network provides access to Greater Manchester and the wider network in England.

Heaton Park is serviced by the 59 bus route from Manchester Piccadilly which runs every 12 minutes.

Description

The site extends to approximately 1.027 ac (0.416 ha).

Planning

Interested Parties should make their own planning enquiries with [Manchester City Council](#)

Tenure

Long Leasehold

Guide Price

Unconditional offers are invited, subject to contract.

Legal Costs

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

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Viewing

All interested parties should inform Rapleys of when they are looking to attend site so that onsite security are aware.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



[Click here for interactive drone flyover](#)



Our services

- **Building Consultancy** – We offer a range of services from pre-construction to completion, including building condition surveys, building information modelling (BIM), and building performance analysis.
- **Commercial Agency** – We offer a range of services from pre-construction to completion, including commercial property valuation, commercial property management, and commercial property development.
- **Compulsory Purchase** – We offer a range of services from pre-construction to completion, including compulsory purchase valuation, compulsory purchase management, and compulsory purchase development.
- **Cost Management** – We offer a range of services from pre-construction to completion, including cost management, cost estimation, and cost control.
- **Development Agency & Consultancy** – We offer a range of services from pre-construction to completion, including development agency, development consultancy, and development management.
- **Environmental Impact Assessment** – We offer a range of services from pre-construction to completion, including environmental impact assessment, environmental management, and environmental monitoring.
- **Investment** – We offer a range of services from pre-construction to completion, including investment, investment management, and investment monitoring.
- **Lease Consultancy** – We offer a range of services from pre-construction to completion, including lease consultancy, lease management, and lease monitoring.
- **Neighbourly Matters** – We offer a range of services from pre-construction to completion, including neighbourly matters, neighbourly management, and neighbourly monitoring.
- **Project Management** – We offer a range of services from pre-construction to completion, including project management, project management, and project monitoring.
- **Property Management** – We offer a range of services from pre-construction to completion, including property management, property management, and property monitoring.
- **Rating** – We offer a range of services from pre-construction to completion, including rating, rating management, and rating monitoring.
- **Strategic Land** – We offer a range of services from pre-construction to completion, including strategic land, strategic land management, and strategic land monitoring.
- **Town Planning** – We offer a range of services from pre-construction to completion, including town planning, town planning management, and town planning monitoring.
- **Valuation** – We offer a range of services from pre-construction to completion, including valuation, valuation management, and valuation monitoring.
- **Viability/Affordable Housing** – We offer a range of services from pre-construction to completion, including viability/affordable housing, viability/affordable housing management, and viability/affordable housing monitoring.

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Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
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rapleys.com
0370 777 6292

About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

Industries	Services
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CREATIVE | PROACTIVE | CONNECTED

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