

An aerial photograph showing a large industrial building with a grey roof, outlined in red. To the left of the building is a parking lot with several cars. Further left is a residential area with red-brick houses. To the right of the building is a large green golf course with several sand traps. The text 'For Sale' is overlaid in white, and 'Fairways Lodge' is overlaid in a light blue color. Below these, the address 'Bury New Road, Prestwich, Manchester M25 9WS' is written in white. Further down, the text '1.53 Acre Potential Redevelopment Site (STP)' and 'With Existing 40 Bed Hotel in situ' are written in white. At the bottom right, there is a list of four bullet points in white.

For Sale

Fairways Lodge

Bury New Road, Prestwich, Manchester **M25 9WS**

1.53 Acre Potential Redevelopment Site (STP)
With Existing 40 Bed Hotel in situ

- Potential for residential/retirement living/care uses (STP)
- Highly popular Sedgley Park/Prestwich location
- Manchester City Centre 2.5 miles to the south
- Attractive position adjacent to Prestwich Golf Centre

Bury New Road, Prestwich, Manchester M25 9WS

1.53 Acre Potential Redevelopment Site (STP)

Fairways Lodge

Bury New Road, Prestwich, Manchester M25 9WS

For Sale

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With Existing 40 Bed Hotel in situ

Bellway Homes

Prestwich Golf Course



Fairways Lodge

Bury New Road, Prestwich, Manchester **M25 9WS**

For Sale

1.53 Acre Potential Redevelopment Site (STP)

With Existing 40 Bed Hotel in situ

DESCRIPTION

The property comprises an existing 40 bed hotel on a site of 1.53 acres. The hotel has conference & banqueting facilities, a restaurant, leisure centre and bar. The building is constructed over two storeys with brick elevations beneath a part pitched and tiled, and part flat roof. Externally there is a large car park, with 100 parking spaces.

It should be noted that there is an existing tenant in situ currently paying a rent of £300,000pa. We are informed VP can be made available on request (subject to obtaining lease surrender).

The property sits on a site of 1.53 acres and would suit redevelopment subject to obtaining any necessary consents.



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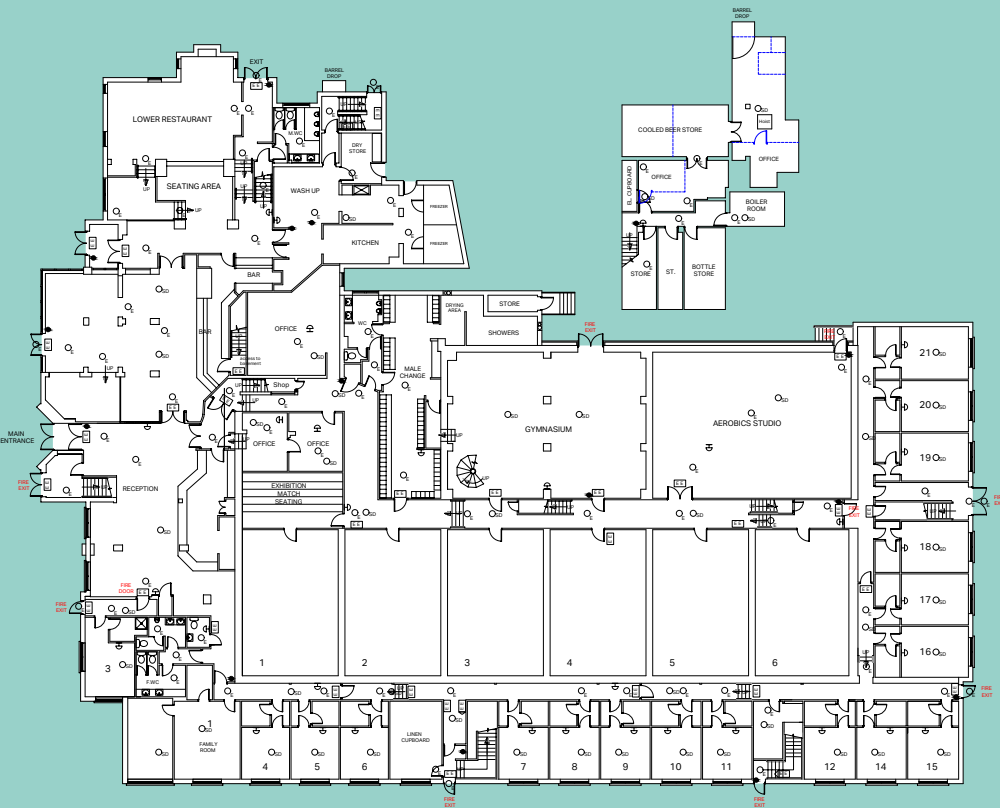
Fairways Lodge

Bury New Road, Prestwich, Manchester M25 9WS

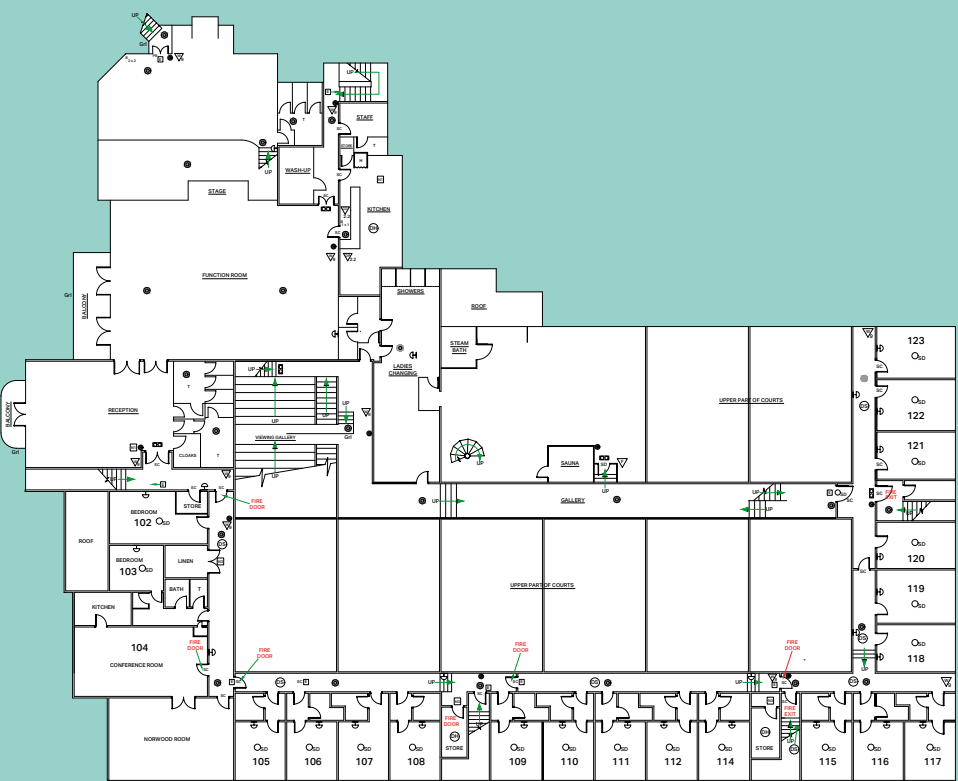
For Sale
1.53 Acre Potential Redevelopment Site (STP)
With Existing 40 Bed Hotel in situ

EXISTING HOTEL

GROUND FLOOR AND BASEMENT



FIRST FLOOR PLAN



Fairways Lodge

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EXISTING HOTEL



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OPPORTUNITY

The 1.53 acre site is ideally located for redevelopment (STP).

Our client has had 2 sketch schemes drafted for 27 houses (a mix of mainly detached with some semi detached) and 12 town houses with 18 apartments (mix of 1 and 2 beds). Further details on request. Being well located for amenities the site may also suit retirement living or care (STP).

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With Existing 40 Bed Hotel in situ



TENURE

The property is held freehold under title no.s GM232244 and MAN345036.

PURCHASE PRICE

Offers in the region of £3.25m.

VAT

We are informed VAT is applicable.

For Sale

Fairways Lodge

Bury New Road, Prestwich, Manchester **M25 9WS**



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ENQUIRIES/VIEWINGS

By appointment with the sole agents:

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