

**Lot 15, 418 Chester Road, land at Wright Street and Empress Street Works, Old Trafford, Manchester,
M16 9HD**

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Rare Development Opportunity in Central Manchester

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Property Information

Rare Development Opportunity in Central Manchester

- Rare Development Opportunity in Central Manchester
- Excellent access to Manchester City Centre
- Close to Salford Quays (Media City), Old Trafford Football & Cricket Grounds and White City Retail Park
- Total Site area of approximately 2.10 Acres (0.85 Ha)
- Historic planning consents granted on the site for in excess of 200 flats plus additional commercial accommodation
- The sites are subject to a number of long leasehold interests which have been sold off on the respective Titles (further details available within the Legal Pack)

Lot

15

Auction

16th February 2023

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On Behalf of Liquidators /
Attorney

Location

Miles	2 miles south west of Manchester City Centre
Roads	A5014, A56, A57(M), M602 (Junction 3), M60 (Junction 7)
Rail	Trafford Bar (Metrolink), Manchester Piccadilly (National Rail)
Air	Manchester Airport

Situation

The site is situated in Old Trafford, acting as a gateway location to the city centre of Manchester which is just 2 miles north east. The location benefits from excellent transport links being in close proximity to Chester Road (A5014) which provides direct access to the A56 and A57(M) which lead to the M602 (Junction 3) to the north and M60 (Junction 7) to the south. Access to The Metrolink tram network is provided at Trafford Bar, some 0.5 miles to the south west, providing direct access to the city centre (St. Peter's Square) within 10 minutes.

The property is located to the west of Chester Road on the edge of the emerging 125 acre Civic Quarter Masterplan. It is situated partly within and on the border of the current Empress Conservation Area, within the proposed Additions to the Conservation Area Boundary (2016).

Tenure

Freehold. The property is held by the way of two freehold titles and two leasehold titles as follows: "The Printhouse" Freehold:- Title Number GM815403 known as 418 Chester Road, Manchester. Freehold:- Title Number GM222547 known as land on the North West side of Wright Street, Manchester. Leasehold (999 years from 20/12/1906):- Title Number GM455451 known as land on the North side of Wright Street, Manchester. "Empress Mill" Leasehold (999 years from 10/07/1907):- Title Number GM457307 known as Empress Street Works, Empress Street, Old Trafford, Manchester.

Description

The property provides a total site area of 2.10 Acres (0.85 Hectares) in the popular Manchester district of Old Trafford.

The entire site has most recently been known as two distinct areas:

"The Printhouse" comprising three parcels of land (Title Numbers GM815403, GM455451 and GM222547) and is some 0.618 hectares (1.529 acres) to include The Printhouse building fronting Chester Road comprising 10 flats which are currently vacant and not capable of occupation. Adjacent and also fronting Chester Road is the Veno building extending to approximately 11,900 sq. ft. which is vacant. There is further undeveloped land fronting Wright Street to the rear.

"Empress Mill" comprises a mill building and adjoining land totaling approximately 0.232 hectares (0.574 Acres). The Empress Mill building previously underwent conversion works to create 36 flats or thereabouts and additional ancillary ground floor space.

Planning

The property has benefitted from historic Planning Permissions for high density residential schemes. Interested Parties are referred to Trafford Council - www.trafford.gov.uk/planning - 0161 912 3149

Note

Printhouse is being sold by Absolute Living Developments Ltd (in liquidation) acting by its liquidator, and Empress Mill is being sold by Absolute Living Developments (Orchid Point) Limited (in liquidation) either acting by its liquidator or pursuant to a power of attorney, and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and both the Liquidator and Attorney are acting without personal liability. The Liquidator and Attorney are not bound to accept the highest or any offer.

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Tenancy & Accommodation

Address	Title Number	Site Area Acres	Site Area (Ha)	Site Known As	Description
418 Chester Road	GM815403	1.086	(0.439)	"The Printhouse"	Land fronting Chester Road has several dilapidated structures upon it, some parts have suffered from fire damage and some have been partly demolished.
land on the north side of Wright Street	GM455451	0.202	(0.082)	"The Printhouse"	Currently undeveloped.
land on the north west side of Wright Street	GM222547	0.241	(0.097)	"The Printhouse"	Currently undeveloped.
Empress Street Works, Empress Street	GM457307	0.574	(0.232)	"Empress Mill"	Comprises a Mill building with adjoining land. The Empress Mill previously underwent conversion works to create 36 flats and additional ancillary ground floor space although has since been closed due to its failure to comply with current building regulations. The adjoining land is currently undeveloped.
Total Site Area		2.10	(0.85)		

Important Information

- The entire site benefits from historic planning consents for residential schemes. Full details are available within the Legal Pack and also at www.trafford.gov.uk/planning
- A previous developer had sold off a number of residential units on a Long Leasehold basis within the proposed and existing schemes, several of which still exist on the respective Titles. Full information can be obtained within the Legal Pack.
- As to the residential flats, the tenants have been served notices pursuant to Section 5B of the Landlord and Tenant Act 1987 to accept the offer, the tenants had until 14th December 2022 to respond to the notices. As no tenants have responded to the notices within the timeframe (or not at all), the tenants are not able to exercise their rights of pre-emption on this sale.
- There are ongoing costs for the upkeep of the site which include scaffolding and security. Full details can be found within the Legal Pack.

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Printworks

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