

# DROYLSDEN MARINA

**M43 6FP**



# FOR SALE

Land at  
**Lock Keepers Court**

## 2.30 ACRES

Residential-led Development  
Opportunity



# EXECUTIVE SUMMARY

## 2.30 ACRES

(0.93 hectares)  
Cleared Site

**Suitable for residential-led development**  
(subject to planning)

- Town Centre Site
- Marina Setting
- Freehold



# SITE OVERVIEW

The site comprises a

**2.30 acres cleared site**

in the heart of Droylsden town centre fronting the A662 and overlooking Droylsden Marina.



Manchester City Centre

Droylsden Academy

Cemetery Road

Lock Keepers Court

**2.30 ACRES**

DROYLSDEN MARINA

A662 Manchester Road

Droylsden Town Centre

WATCH SITE VIDEO

# THE DEVELOPMENT BRIEF

Greater Manchester Combined Authority have provided the Council with funding to demolish and relocate the former library that occupied part of the site. This to promote the site for housing with the provision of a minimum of 80 residential units. The demolition of the library was completed in March 2022. In order to satisfy the terms of the funding agreement it is proposed that the purchaser will enter into an agreement with the Council and GMCA to provide for a timeline detailing the start of works onsite and completion of the development in accordance with the planning permission to be obtained. The grant funding agreement is available via the dataroom.

The Council will expect the new proposals to be appropriate to its context including:

- Maximising the opportunity presented by this prominent gateway site adjacent to the existing marina and canal arm to contribute to a distinctive and legible built environment;
- Being either a mixed residential development of housing, apartments or specialist housing (retirement or other) including an element of food and beverage;
- Utilising building heights of up to six storeys adjacent to marina and library building.



**DOWNLOAD  
FULL  
DEVELOPMENT  
BRIEF**



The **0.93 hectare vacant site** was previously occupied by Droylsden Library (opened 1937, closed and subsequently demolished 2021) to the north and the community hall and swimming pool (opened 1966, closed and subsequently demolished 2005) that was on the land that is now adjacent to Lock Keepers Court.

Manchester City Centre

2.30 ACRES

DROYLSDEN MARINA

A662 Manchester Road

The Droylsden Centre Retail Park

Town Centre

Droylsden



Junction 27  
M60



# SITE LOCATION

This town centre development site located in the heart of Droylsden combines urban connectivity with the charm of a waterfront environment. Overlooking the tranquil marina and canal arm, the site offers a unique opportunity to create a distinctive development within a town centre setting.

Situated on the A662 Manchester Road, the site boasts easy connectivity to major road networks. The M60 motorway is just 1.9 miles away, with the nearest junction (J23) ensuring quick access to Greater Manchester and beyond, making this a strategically positioned development opportunity.

The site is well-served by the Metrolink network, with Droylsden tram stop providing convenient access to Manchester city centre and other destinations including Ashton-under-Lyne, the Etihad Campus, Piccadilly station, Co-op Live Arena and many others.

Manchester city centre is within easy reach, offering world-class shopping, dining, and cultural experiences.



## DRIVE TIMES

J23 M60	1.9 miles
Eastlands/Ethihad Campus	2 miles
Ashton-under-Lyne	2.6 miles
Manchester City Centre	3.5 miles
Stockport	7 miles



## CO-OP LIVE ARENA, EASTLANDS AND ETIHAD CAMPUS

The newly opened Co-op Live arena, a state-of-the-art music and entertainment venue, is located nearby together with Eastlands and the Etihad Campus, home to Manchester City Football Club.



# FURTHER INFORMATION

## SALES PROCESS

The site is to be offered for sale by way of an informal tender process. The deadline for submission of bids will be dealt with separately.

Offers are invited for the freehold interest with vacant possession.

## VAT

VAT may be chargeable on the sale of the property

## MONEY LAUNDERING

Money Laundering checks will be undertaken on the selected party.

## CONTACT

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## DATAROOM

A dedicated dataroom will be made available including site plans, title plans, topographical surveys and environmental surveys.

## LEGAL FEES

The purchaser will be liable for the Vendor's legal and surveyor's fees fixed at 3% of the purchase cost. Further information will be provided in the dataroom.

## SERVICES

Further information on utilities will be available in the dataroom however interested parties should also make their own enquiries.

## VIEWINGS

The site can be viewed externally freely from the public highway. A date will be confirmed for on site inspections. Prospective purchasers should be aware that the inspections are made entirely at their own risk and neither the Vendor nor their Agent accept any liability.



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