

# Former Royal Bank of Scotland

CENTRAL ROAD, PARTINGTON, M31 4FL

Town Centre Re-development Opportunity



savills

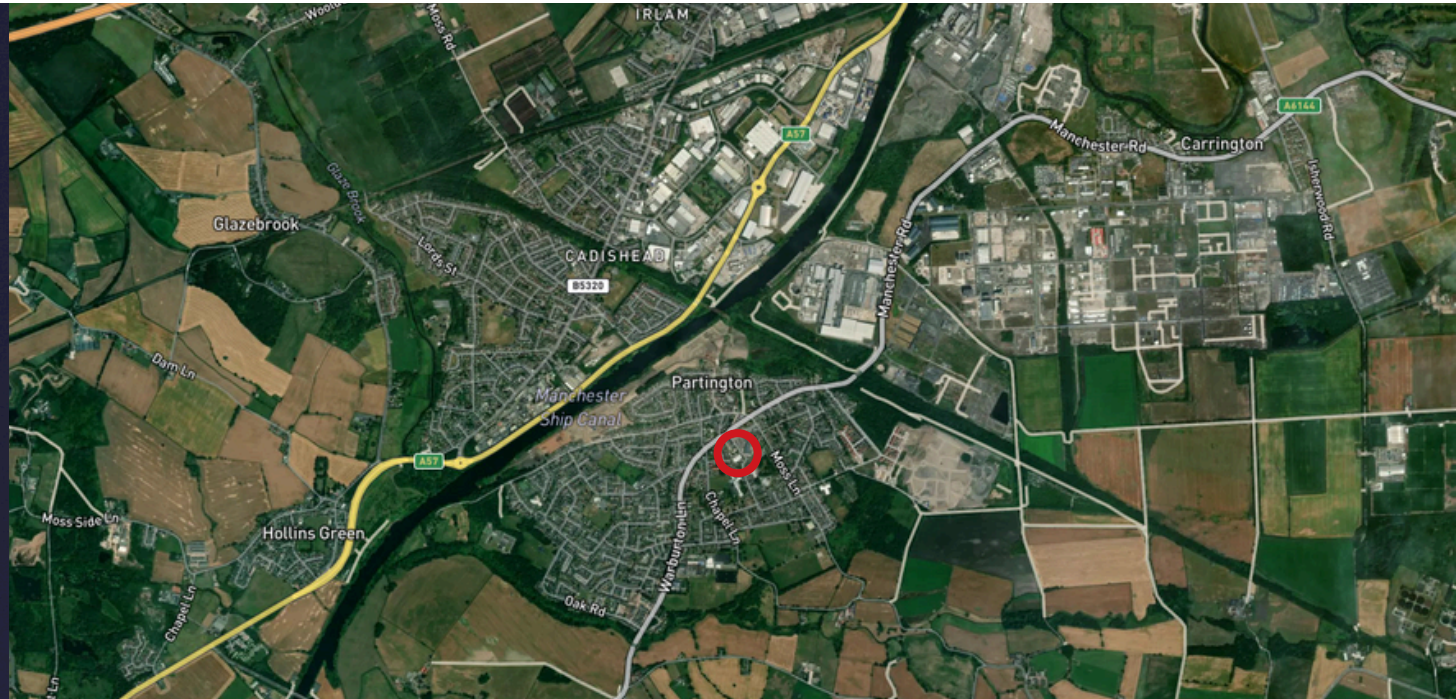
## KEY HIGHLIGHTS

- Prime Partington Town Centre re-development opportunity.
- Cleared brownfield site suitable for a range of uses, subject to necessary planning consents.
- Benefit of allocation within the Local Plan for "Priority Regeneration".
- Property extends to approximately 0.44 acres (0.18 hectares).

## INTRODUCTION

On behalf of the Landowners, Trafford Borough Council ('TBC'), Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the Former Royal Bank of Scotland, Central Road, Partington, M31 4FL (hereafter referred to as 'the Property').

On behalf of TBC, Savills are instructed to seek offers for the Property. The preference is for unconditional offers however conditional offers will also be considered.



## LOCATION

The former Royal Bank of Scotland (RBS) site is located on Central Road, Partington town within the Borough of Trafford.

Partington is situated approximately 13.7 km (8.5 miles) south east of Manchester City Centre. The town has a bus service which runs twice the hour to Manchester City Centre. The Property is situated approximately 6.4 km (4.0 miles) south east of Junction 7 of the M60 which provides further connections to Greater Manchester.

The Property itself is located on the west side of Central Road within the centre of the town. Residential dwellings are situated to the north and west, Partington Family Hub to the south and Partington Shopping Centre to the East. The Property is conveniently located next to Partington Shopping Centre which offers multiple retail shops, cafes, takeaways and grocery stores, including Tesco Express and Heron Foods. Partington benefits from further amenity including chemist, community centre and the Partington Sports Village Leisure Centre.

## THE PROPERTY

The Property comprises a cleared site of a former RBS retail unit. It is largely rectangular in shape with a main frontage to Central Road, located adjacent to Partington Family Hub. The overall site extends to approximately 0.44 acres (0.18 ha). Whilst the cleared site is largely flat, it is slightly elevated from the level of Central Road.

As part of any disposal, part of the Property will need to deliver a service access and provide up to 10 dedicated car parking spaces in relation to the adjacent Family Hub which is also owned and operated by Trafford Council. Our Clients' preference is for the parking spaces to be allocated along the south western edge of the Property, however all proposals will be considered.

Further details will be provided to interested parties.

## PLANNING POSITION

The property is under the jurisdiction of Trafford Borough Council. Under the current Local Plan guidance, the site is allocated as a "Priority Regeneration" area within the boundary of Partington. Whilst the development isn't prescribed in the Plan, it is anticipated that a residential scheme could be suitable, or re-purposed for commercial.

In respect of affordable housing, Partington is identified as a "cold" market location, and therefore a 5% contribution to affordable housing will be sought for significant developments.

## ACCESS

The Property is accessible from Central Road. The Property will be sold subject to and with the benefits of all rights, covenants and agreements and declarations affecting the Property.

## TENURE

The Property is owned by Trafford Borough Council under part of the Registered Title MAN109087.

## SALE PROCESS

The method of disposal is by Private Treaty. Proposals are invited on a unconditional and subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analyses of the Property and understood all of the obligations to be placed upon.

In the first instance, we would invite parties to confirm their interest via e-mail to either Ned Books or Louise Richards using the details below. Thereafter, you will be provided with the necessary technical legal and planning information that is available.

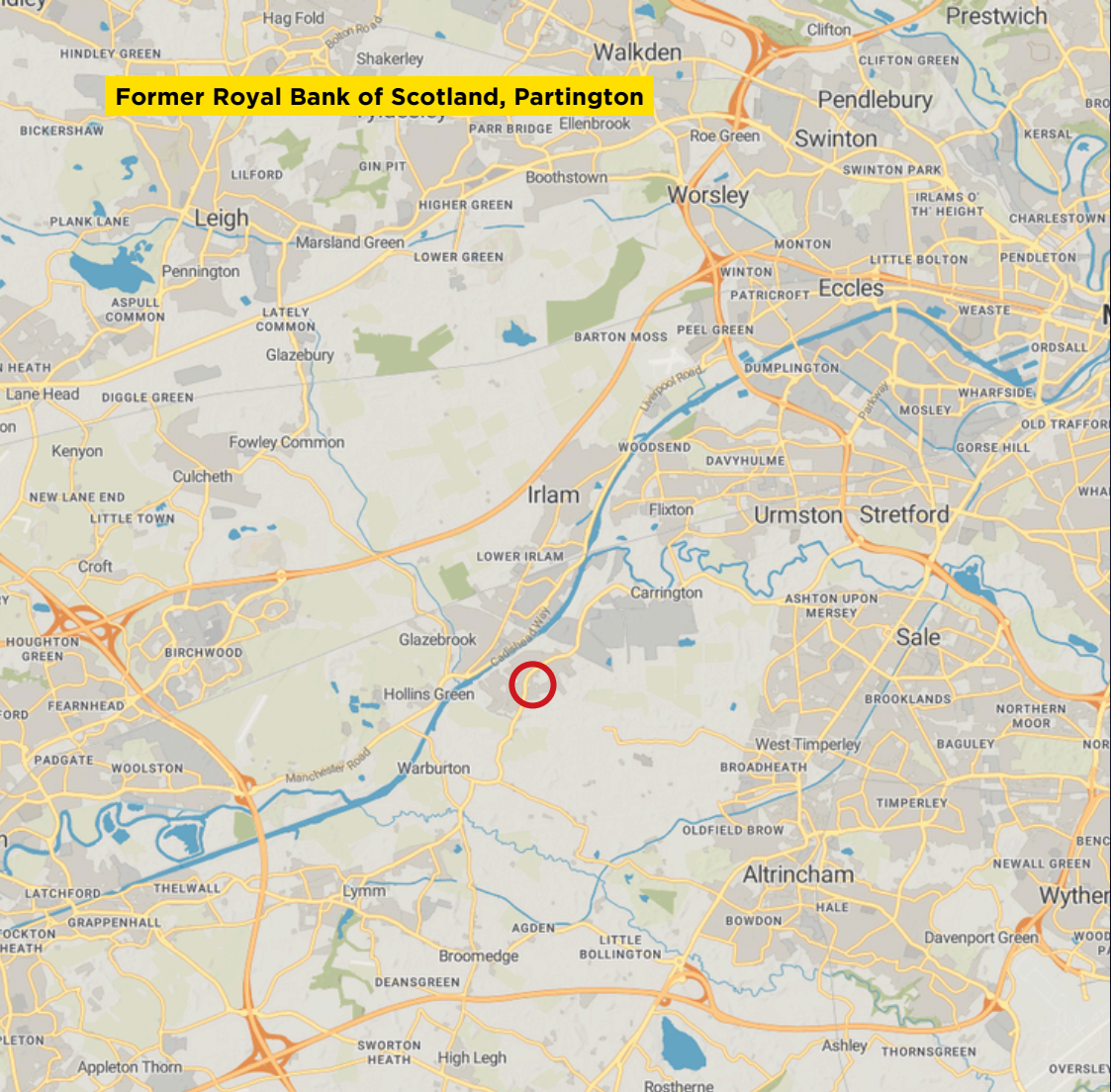
You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, to Ned Brooks or Louise Richards. The Landowner is not bound to accept the highest or indeed any offer and may withdraw the Property from the market at any time.

## VIEWING

The property may be viewed from the roadside.



## Former Royal Bank of Scotland, Partington



### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the Property.

## LEGAL COSTS

Trafford Borough Council will require a contribution to legal fees for the transaction. Details will be discussed directly with interested parties.

## VAT

The property is elected for VAT and will therefore be payable at the prevailing rate.

## CONTACT

For further information please contact:

### Savills Manchester

Belvedere, 12 Booth Street  
Manchester, M2 4AW

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### Ned Brooks

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