

LAND & BUILDINGS FOR SALE  
FREEHOLD COMPRISING 5.2 ACRES

*Hathersage Road  
| Oxford Place*

MANCHESTER  
M13 0JA

Rare Opportunity to Acquire a Strategic  
Development Site within the Oxford Road Corridor

On the Instructions of



**Mason  
Partners**

**WE ARE INSTRUCTED BY NUFFIELD HEALTH TO ARRANGE A SALE OF ONE OF THE LAST REMAINING SUBSTANTIAL DEVELOPMENT PLOTS SITUATED WITHIN MANCHESTER'S OXFORD ROAD CORRIDOR.**

**Hathersage Road  
| Oxford Place**

**THE SITE**

It was acquired by our client in 2014 with the intention of building a new hospital and fitness centre. Despite demolishing many of the buildings comprising the former Elizabeth Gaskell university campus and obtaining full planning permission for their proposed scheme, the development was never realised and the site has remained fallow since 2016.

By taking advantage of multiple road frontages around the site, it should be possible to create a truly mixed use scheme that blends a hard commercial frontage to The University Hospital complex with the charm of a tranquil leafy Conservation Area.

***The site provides an opportunity for comprehensive redevelopment.***

## Executive Summary

- Manchester is acknowledged to be the UK's second largest populated city and to have the largest city region economy outside of London with a GVA estimated to be worth £78.7bn;
- The property is situated approximately 3km south of the city centre and forms part of the Oxford Road corridor – acknowledged to be one of Europe's top 5 innovation districts and the largest clinical academic campus. It is home to two universities, the UK's largest NHS foundation trust hospital and an extensive cluster of digital, technology and life science businesses;
- The property covers a total area of 5.2 acres. The majority of the site has been cleared but the ownership extends to include two former residential villas fronting Oxford Place – one of which has been refurbished for office use;
- Potential to arrange sub sales of the former villas;
- The land has an extant planning permission for a 12,665 sq m hospital and fitness centre;
- With the benefit of multiple road frontages, the site could accommodate mixed use development. Planning policy supports employment use associated with health research and life sciences but recent nearby determinations support the principle of "enabling" uses. Potentially, these could include residential and retail use;
- Freehold;

Seeking unconditional offers in excess of **£6,500,000**, subject to contract, for the land and buildings. This equates to a figure of **£1,250,000 per acre**.



## Location

Manchester is acknowledged to be the UK's second largest populated city (source – Statista) and the dominant commercial centre for the North of England. It is situated approximately 210 miles north west of London.

Greater Manchester is the largest city region economy outside of London with a gross value added (GVA) economy estimated to be worth £78.7 billion. It has a population of 2.8 million people, a commuter population of 7.2 million within 1 hours drive time and an important student base of over 100,000 across five universities. It has the highest graduate retention outside of London with 46% of students choosing to remain in Manchester. This has resulted in a highly skilled and talented workforce with over 500,000 people aged between 20 and 34.

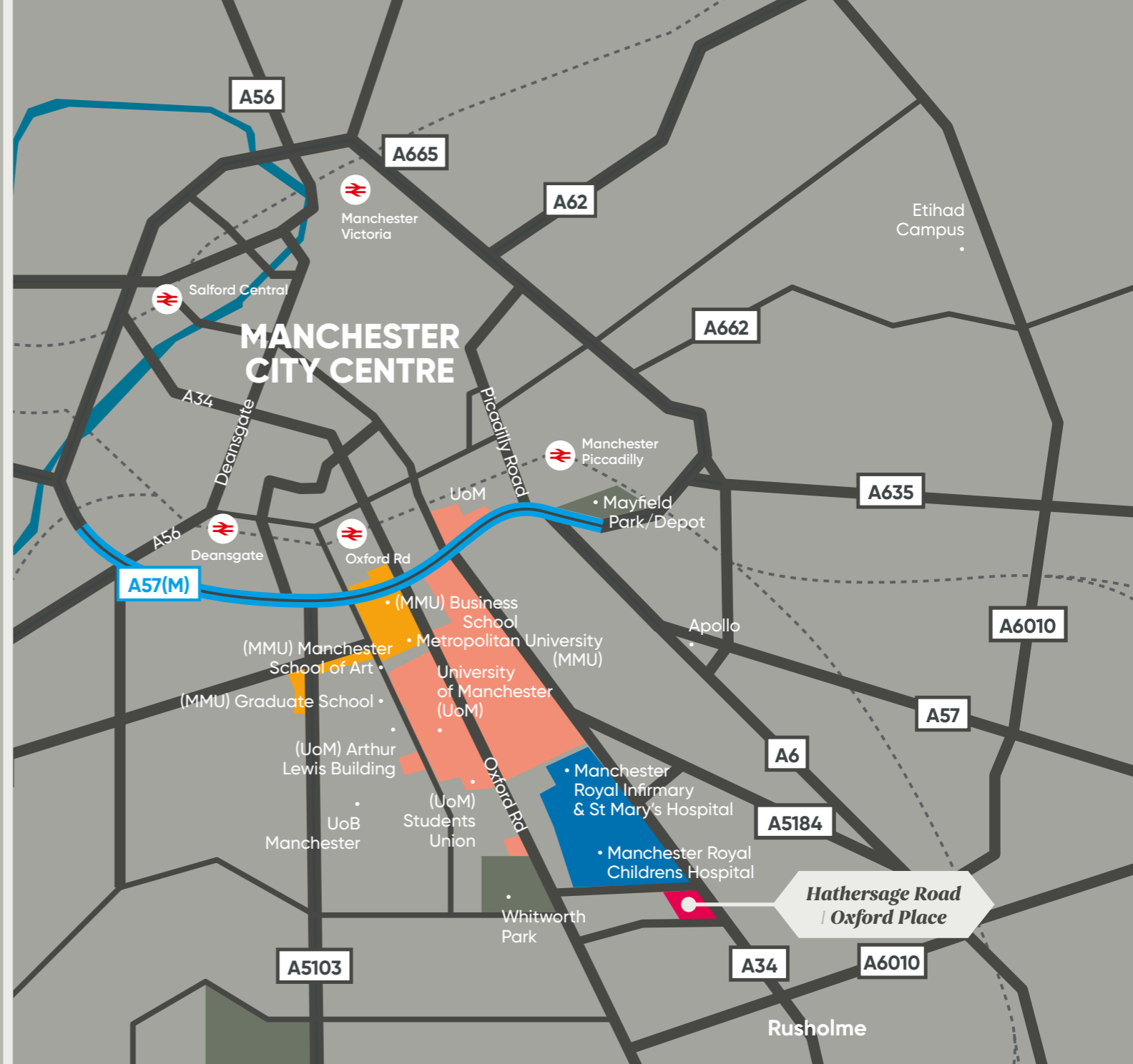
Manchester has strong road, rail, tram and air infrastructure making it one of the best connected cities in the UK.

It benefits from one of the most extensive regional motorway networks in the country. The M60 orbital motorway provides direct access to the M56, M61, M62, M66 and M67 motorways which in turn provide easy access to the national motorway network via the M1 and M6.

Manchester City centre has five railway stations linking the city to the wider local, regional and national rail network, providing unrivalled connectivity to the major centres around the UK. The fastest journey time to London (Euston) is 2 hours and 6 minutes.

Manchester Airport is the UK's 3rd busiest airport and largest outside of London, serving approximately 28 million passengers. Over 60 airlines operate services from Manchester Airport flying to over 200 destinations worldwide. The airport is currently subject to a £1bn investment programme that will greatly increase capacity and over the next decade is expected to more than double the number of passengers it handles each year to 55 million.

The Metrolink network is one of the most successful light rail systems in the UK. The Metrolink has seven lines and more than 90 stations which connect Central Manchester with the suburbs and carry over 40 million passengers every year.



# Situation

The site is located between a series of key transport corridors into the city centre, nestled between Oxford Road and Upper Brook Street. Due to the position of the site, it is within easy reach via these main thoroughfares to the city centre and the motorway network to the south.

The site is bounded by Hathersage Road to the north, the A34 (Upper Brook Street) to the East and Oxford Place to the south. It is located within the northern extremities of the Victoria Park district, approximately 3km south of Manchester city centre.

The adjacent land uses are predominantly residential to the east, south and west, with the Manchester University NHS Foundation Trust hospital complex situated immediately to the north. The southern part of the site extends into the northern portion of the Victoria Park Conservation Area.

The site has a strong connection to Manchester's Medical Corridor. It is also immediately adjacent to the Oxford Road Corridor, identified as Manchester's 'Economic and Knowledge Powerhouse' and home to the University of Manchester, Manchester Metropolitan University (MMU) and Manchester University NHS Foundation Trust (MFT).



# The Oxford Road Corridor

Oxford Road Corridor is a world-class knowledge quarter that boasts a unique concentration of knowledge, business and cultural assets. Stretching out south from St Peter's Square in Manchester city centre, the Oxford Road Corridor is home to 42,000 residents, 81,000 students and 86,000 employees.

The Oxford Road Corridor is acknowledged to be one of Europe's top 5 innovation districts and the largest clinical academic campus in Europe. Within one square mile are two of the UK's leading universities, the UK's largest NHS foundation trust, and an extensive cluster of digital, technology and life science businesses. The Oxford Road Corridor is home to one of the UK's most densely concentrated cluster of life sciences and tech businesses, accounting for 50% of such companies in Manchester and 22.8% in Greater Manchester. There are a total of 8,800 businesses on the corridor, generating 20% of Manchester's GVA - over £3.9bn a year and this is due to increase by an additional £2bn by 2025.

## Bruntwood Scitech – Citylabs

Hathersage Road is home to the Citylabs campus – a cluster of office and lab space operated by Bruntwood Scitech and designed to appeal to Life Science companies seeking to grow and scale. Citylabs 2.0 (92,000 sq ft) and Citylabs 3.0 (128,000 sq ft – a redevelopment of the old St Mary's hospital) were completed in 2020 and are home to global diagnostics company QIAGEN. In 2024, the latest phase of the campus was completed with the £35m development of Citylabs 4.0 (125,000 sq ft).



## Description

The site predominantly comprises an area of cleared land, a single storey security office and two notable former residential buildings which offer attractive architectural style; namely Shepherd's House and Brook House.

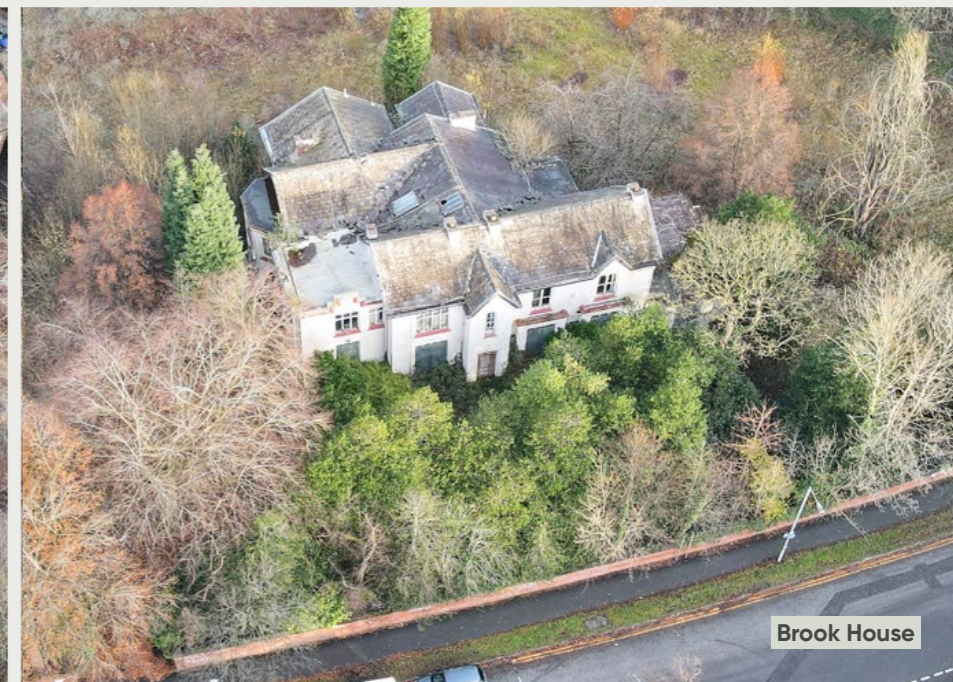
The site was previously in use as a university campus operated by Manchester Metropolitan University and formed the main Elizabeth Gaskell Campus. The site has been vacant since the university moved their Faculty of Health, Psychology and Social Care to the Birley Campus in August 2014. A collection of early 1900's buildings and later 1960's teaching accommodation blocks were demolished in 2016 and preliminary ground works were commenced before the contractor withdrew from the site.

The principal vehicular access point to the site is from Hathersage Road – although there is a boarded up point of entry from Upper Brook Street. Both the former residential buildings have access from Oxford Place.

In anticipation of development across the wider site, Shepherd's House was comprehensively refurbished in 2017. In the first instance, it was to function as a development site office but post completion of the development, it was intended to serve as administration offices and a night duty staff residence. Brook House is dilapidated and in need of refurbishment.



Shepherds House



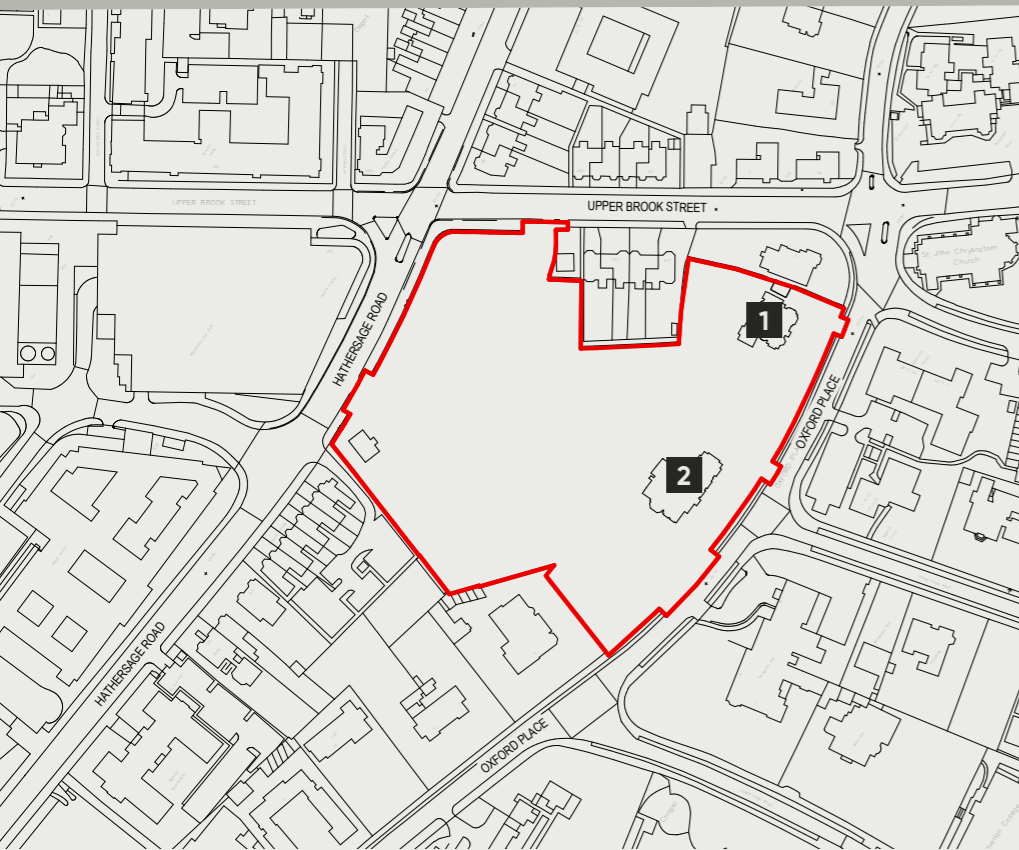
Brook House

# Site Area

According to Nimbus digital mapping, the freehold ownership extends to a total site area of 5.208 acres.

We estimate that after making allowance for the existence of Shepherds House and Brook House, the area of land capable of development extends to approximately 4.25 acres.

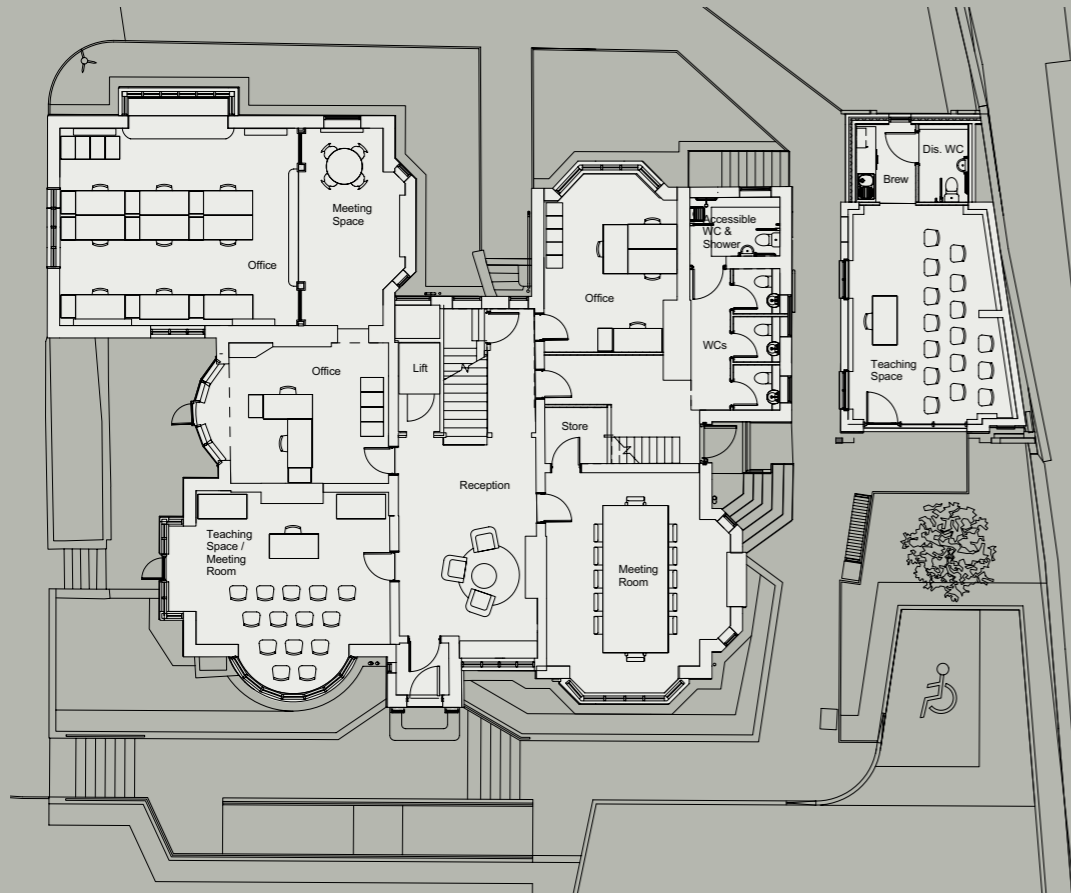
- 1** Shepherds House
- 2** Brook House



# Accommodation

## Shepherds House

This former residential villa has been refurbished and the use changed to offices. Occupying a site area of c. 0.5 acres (including the rear garden area), the property could be separated from the current freehold ownership and sold as a separate entity.



The building provides the following net internal floor areas;

Description	NIA (sqm)	NIA (sqft)
Ground Floor	191.79	2,065
First Floor	96.82	1,042
Second Floor	53.81	579
Lower Ground Floor	114.92	1,237
Total	457.34	4,923
External workshop.	33.91	365

## Brook House

The property has been made secure across the low level apertures and access for inspection is not readily available. We understand from statutory sources that the property comprises c. 15,113 sq ft (1,404 sq m).

## Tenure

Freehold (Registered Title No GM603011)

# Planning

## Policy

The Manchester Core Strategy Proposals Map identifies the site as within Central Manchester Policy Area (EC8, H5), Inner Areas (SP1), partially within Victoria Park Conservation Area and immediately adjacent to a Major Road Rain Environmental Improvement Corridor and Regional Centre. The site is also within The Oxford Road Corridor Strategic Regeneration Area, whereby the site is identified within the Oxford Road Corridor Spatial Plan as being a "Transformational Strategic Investment Site and part of the existing and emerging cluster of Health Innovation and Wellbeing, including commercialisation of Health Research and Innovation".

## Heritage

The southern part of the site is located within the Victoria Park Conservation Area. Brook House and Shepherd's House are both located within this part of the site and are considered to have heritage merit. In May 2022, Brook House was designated a Grade II listed structure (Ref No 1479087).

## Planning Permissions

The site has been subject to various planning applications relating to its former use as part of Manchester Metropolitan University. According to the LPA website, the most relevant applications can be summarised as follows;

**Ref: 110687/FO/2015/N2.  
Approved 4th February 2016.**

Description – "Erection of a part two, three and four storey building to form hospital (Class C2) together with parking, landscaping and use of existing buildings as ancillary office accommodation following demolition of existing buildings and structures"

We understand this consent was implemented following the demolition of all buildings on the site (save for Brook House and Shepherds House).

**Ref: 114471/FO/2016.  
Approved 6th March 2017.**

Description – "Erection of a part two, three storey building to form hospital (Class C2) together with parking, landscaping and change of use of existing buildings (Shepherd's House and Brook House) to form ancillary office accommodation (Class B1) following demolition of other existing buildings and structures"

Owing to changes in Nuffield's operating model, the reason for this subsequent application was to reduce the scale of the proposed scheme from 12,665 to 9,780 sqm.



Planned hospital planning app no 110687/FO/2015/N2.

## Major Nearby Planning Proposals (Granted)



In November 2024, Property Alliance and Moda Living were granted planning permission to construct Purpose Built Student Accommodation (PBSA) comprising **983 units and 328,000 sq ft for Science and Innovation** use on the site of the former Williams BMW showroom fronting Upper Brook Street (App No 137401/FO/2023).



At the same time, McClaren Property Group and Kadans were granted planning permission to construct Purpose Built Student Accommodation comprising **737 units and 215,000 sq ft for Science and Innovation** use on the adjoining site. (App No – 137399/FO/2023).

**These combined applications are expected to deliver c.550,000 sq ft of employment use accommodation** as part of a wider masterplan to support the growth of Science and Innovation. In both instances, the planning officer recognised the enabling role that PBSA performed to ensure the employment opportunities are delivered. The committee report recognised that there is a shortage of PBSA in Manchester and that demand could be between 5,440 and 11,320 bed spaces up to 2030.

## Development Potential

Eden Planning were commissioned to report on the potential to obtain planning permission for alternative uses across the site.

**They concluded that planning policy supports the principle of a mixed-use development at the site.** The best chance of obtaining planning permission for the site would be to propose a development in accordance with the Oxford Road SRFG designation ie **employment use associated with health research/life sciences. However, as part of a mixed-use scheme, it could include other uses such as to include residential (care and student accommodation), hotel and/or retail.**

Given the location and spatial context of the site, and assuming a mixed use scheme, it is advised that commercial uses would be best placed to front Hathersage Road with residential uses fronting onto Oxford Place and possibly seeking to integrate with the Grade II listed building.

A copy of the Planning Report is available to interested parties.



## Price

We are instructed to seek offers in excess of **£6,500,000 (Six Million Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT, for the freehold interest in the entire land and buildings and with the benefit of vacant possession.

This equates to a value of **c. £1,250,000 per acre.**

Offers that are conditional upon the receipt of planning permission will NOT be given consideration.



## Further Information

**Hathersage Road  
| Oxford Place**

MANCHESTER  
M13 0JA

The historic planning applications provide a detailed source of relevant documentation. These can be downloaded from the Manchester City Council Planning Portal.

[https://www.manchester.gov.uk/info/200074/planning/5865/planning\\_permission](https://www.manchester.gov.uk/info/200074/planning/5865/planning_permission)

We are able to supply the following documentation;

- Land Registry Certificate (dated 14.09.2021);
- Phase 2 Factual Report on Ground Investigation (dated September 2015);
- Ground Engineering desk Study report (dated November 2015);
- Buyer's Local Search (dated March 2014) showing utility provision – including electricity, gas, water & drainage; and
- Planning Report prepared by Eden Planning (dated January 2025)

## Statutory Information

### VAT

The property is registered for VAT and VAT will be applicable to the purchase price.

### Energy Performance Certificates

An energy performance certificate is available on request.

### Business Rates

To be confirmed

### Anti Money Laundering Regulations

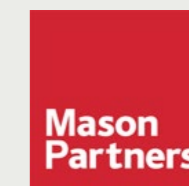
The proposed purchaser will be required to satisfy all statutory undertakings relating to Money Laundering prior to contracts being exchanged. As a minimum, proof of identity and residence will be required but we reserve the right to request more detailed information where necessary.

## Contact

For further information or an appointment to visit the site please contact either

**Robert Millington**  
07739 626652  
robmillington@masonpartners.com

**Mathew Green**  
07774 725095  
mathewgreen@masonpartners.com



0151 227 1008  
[www.masonpartners.com](http://www.masonpartners.com)

Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.  
February 2025. Design by RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)