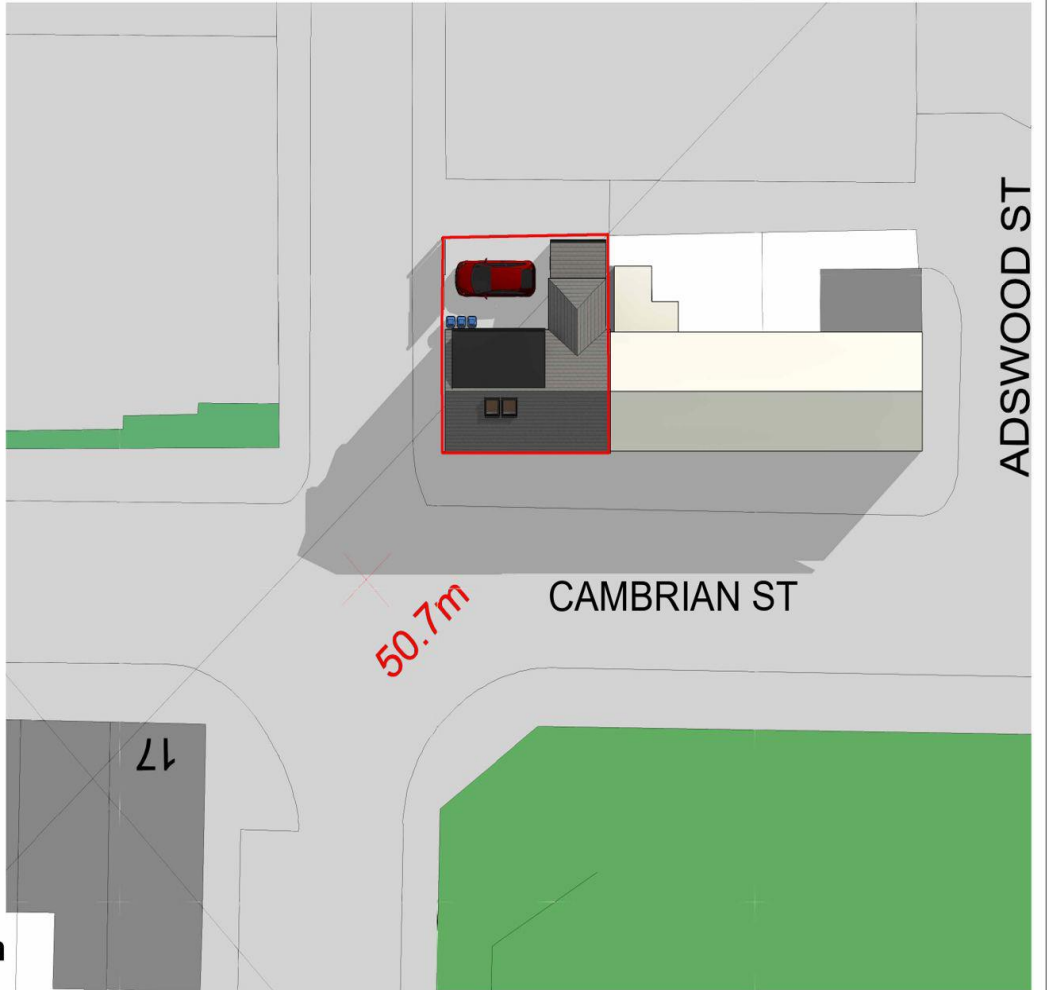


P-Location Plan
1 : 1250



Site Plan
200



SCALE FROM DRAWING. DRAWING INDICATES DESIGN INTENT ONLY. REPORT ANY DISCREPANCIES TO CLIENT / VA LTD. NOT TO BE USED FOR CONSTRUCTION UNLESS STATED SO. TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OR SPECIFICATION WHERE PROVIDED.

 0161 511 8479 <small>vikas@archukuk</small> <small>916 Stockport Road, Levenshulme, Manchester, M19 3AB</small>	<table border="1"> <thead> <tr> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Initial Planning</td> <td>22.10.2025</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Date	Initial Planning	22.10.2025							<table border="1"> <tr> <td>PROJECT</td> <td>ADDRESS</td> <td>CLIENT</td> </tr> <tr> <td> </td> <td>40 Cambrian St, Manchester M40 7EG</td> <td> </td> </tr> <tr> <td>PURPOSE OF ISSUE</td> <td>SHEET</td> <td>Date</td> </tr> <tr> <td>DRAFT</td> <td>Location and Site Plan</td> <td>29.10.2025</td> </tr> <tr> <td> </td> <td> </td> <td>Drawn by</td> </tr> <tr> <td> </td> <td> </td> <td>NM</td> </tr> <tr> <td> </td> <td> </td> <td>Checked by</td> </tr> <tr> <td> </td> <td> </td> <td>VA</td> </tr> <tr> <td> </td> <td> </td> <td>Project number</td> </tr> <tr> <td> </td> <td> </td> <td>1338</td> </tr> <tr> <td> </td> <td> </td> <td>Scale (@ A3)</td> </tr> <tr> <td> </td> <td> </td> <td>As indicated</td> </tr> <tr> <td> </td> <td> </td> <td>DRAWING NUMBER</td> </tr> <tr> <td> </td> <td> </td> <td>A101</td> </tr> <tr> <td> </td> <td> </td> <td>REV</td> </tr> <tr> <td> </td> <td> </td> <td>P1</td> </tr> </table>	PROJECT	ADDRESS	CLIENT		40 Cambrian St, Manchester M40 7EG		PURPOSE OF ISSUE	SHEET	Date	DRAFT	Location and Site Plan	29.10.2025			Drawn by			NM			Checked by			VA			Project number			1338			Scale (@ A3)			As indicated			DRAWING NUMBER			A101			REV			P1
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Land & Development in M40
Cambrian Street, Manchester, Greater Manchester, M40 7EG

£45,000 Starting Bid

Tenure
Freehold

Property features

- ✓ Land with Potential (STPP)
- ✓ Manchester M40
- ✓ Located within an established residential setting

Description

For sale via secure sale online bidding - terms and conditions apply.

Development Opportunity – Land with Potential (STPP) – Manchester M40

An opportunity to acquire a residential building plot in the increasingly sought-after M40 area of Manchester, offering strong development potential subject to the necessary planning permissions.

The site is considered suitable for residential development and presents scope for the construction of a three-bedroom dwelling, subject to planning approval. Located within an established residential setting, the plot benefits from surrounding housing of similar character, making it a compelling prospect for developers or self-build purchasers looking to create a bespoke home.

M40 continues to attract demand due to its proximity to Manchester City Centre, access to the M60 motorway network, and a range of local amenities, schools, and transport links. Regeneration across North and East Manchester has supported long-term capital growth and rental demand, enhancing the area's appeal to both investors and owner-occupiers.

This plot offers buyers the opportunity to design and submit their own scheme, allowing flexibility in layout and specification, subject to local authority consent.

All interested parties are advised to make their own planning enquiries with Manchester City Council.

Further information available upon request.

Please note we have not inspected this property.

Price: Starting Bid £45,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: None

Location

M40 continues to attract demand due to its proximity to Manchester City Centre, access to the M60 motorway network, and a range of local amenities, schools, and transport links. Regeneration across North and East Manchester has supported long-term capital growth and rental demand, enhancing the area's appeal to both investors and owner-occupiers.

Site details

Area 0.022 acres

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Cambrian Street, Manchester, Greater Manchester, M40 7EG

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,
TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

