wtgunson

commercial property consultants

# FOR SALE




For identification purposes only, exact boundaries TBC

## SITE WITH PP FOR A 5.5 STOREY DEVELOPMENT FOR 9 APARTMENTS APPROX 1,600 SQ FT (C 0.04 ACRES)

Land at 6, 8 & 10
Little Peter Street
Knott Mill
Manchester City Centre

- Exciting area of redevelopment
- Planning reference 143678/FO/2025
- Close proximity to Deansgate Locks, Castlefield and First Street
- All city centre shops, amenities and transport links inc Deansgate Rail/Metrolink easily accessible

**0161 833 9797** www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

## LOCATION

The site is located in the Knott Mill area of Manchester City Centre on the south side of Little Peter Street at its junction with Constance Street. Deansgate A56 is within close proximity providing easy access to the inner road Mancunian Way A57(M). Deansgate Railway Station and Metrolink Station are within close proximity. Deansgate Locks, First Street and Castlefield are close by and provide an excellent range of bars and restaurants. All city centre shops, hotels etc are also within easy reach.

The surrounding location has undergone large scale redevelopment with several 50 plus storey apartment towers having been built at Deansgate Square and numerous other developments are currently underway with various others in the pipeline.




## DESCRIPTION/PLANNING

The property comprises a regular shaped site of approx. 0.04 acres (1,600sqft) which is currently utilised for car parking with c 7 spaces. The site was granted planning on 26/02/26 for "Erection of a 5.5 storey building to form 9 no. residential apartments (Use Class C3a), with associated cycle parking, refuse storage and plant in the basement." Planning reference 143678/FO/2025. The proposed plans include for 4 x 1 beds, 3 x 2 beds and 2 x 3 beds.

Historic planning, now lapsed has included retail with offices above and commercial with residential apartments above. There is also a sketch scheme for two x townhouses.

It is worth noting that the southern adjacent site has previously been consented for a scheme of 7 townhouses – planning ref 128433/FO/2020.

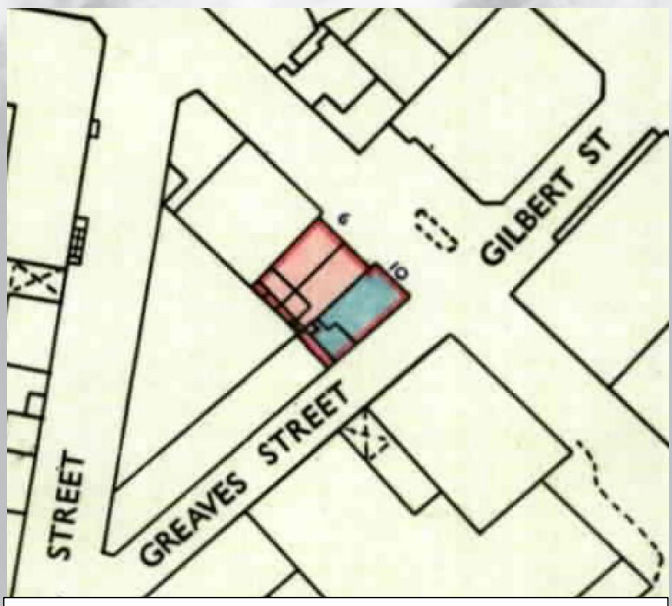
The Knott Mill area has a masterplan outlining development which can be viewed in the dataroom. The extract from the masterplan outlines the potential for a 5-7 storey building on the subject site.

## PURCHASE PRICE

We are seeking unconditional **offers in the region of £775,000**.

## TENURE

The site is held freehold under title no LA84450.




Taken from title plan – for identification purposes only, exact boundaries TBC

## VAT

We are informed that VAT is not applicable.

## ENQUIRIES

For any enquiries, please contact the sole agents W T Gunson for the attention of:

Neale Sayle
(email: neale.sayle@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: September 2026

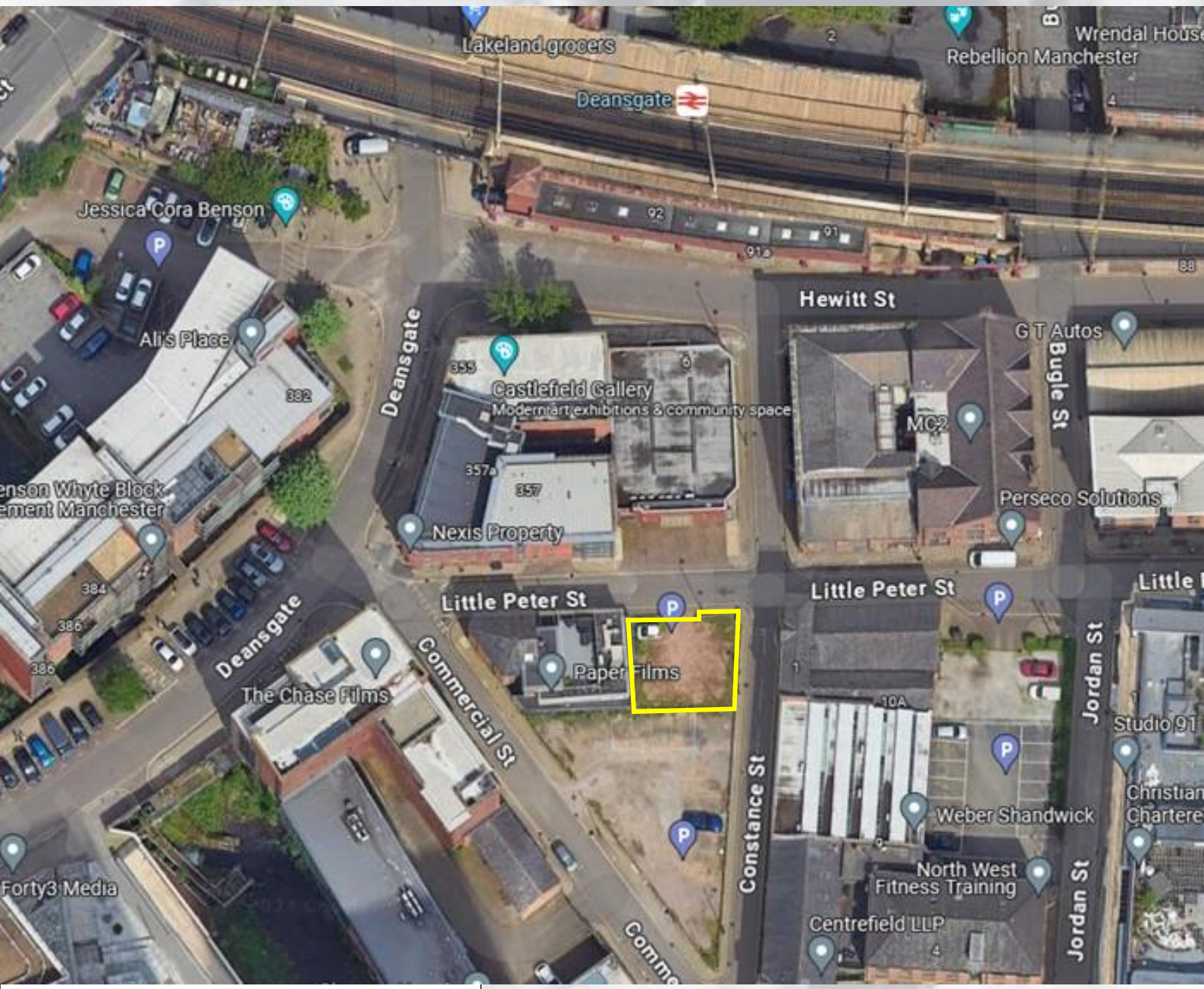
RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

# Aerial View




For identification purposes only, exact boundaries TBC

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

RICS