

FOR SALE



For identification purposes only

0.9 ACRE (APPROX) DEVELOPMENT OPPORTUNITY

Land with Full Planning Permission for 18 no Affordable Apartments

**FORMER OLD RECTORY HOTEL
MEADOW LANE
DENTON
TAMESIDE M34 7GD**

- Logical brownfield site in a popular residential location
- Full Planning Permission granted for 18 no affordable apartments
- Benefitting from an implemented planning consent for a 54 bed care home
- Freehold

LOCATION

Located within an established residential area in Denton, accessed off Meadow Lane, with Dale View bordering the southern edge. It sits close to the River Tame corridor and green open space to the east, and is surrounded by settled suburban streets (Wordsworth Road, Worths Lane, Church Avenue). Nearby amenities include a childminding nursery (Tameside Childminders) and a local café/restaurant (Eddy Bears).

DESCRIPTION

The property comprises of a brownfield site extending to approximately **0.36 ha (0.9 acres)**. It is an irregular, elongated plot running broadly north to south. A narrower arm at the northern end widens into a broader main body to the south.

TENURE

Freehold under title references LA337054 and GM388313.

PLANNING

The site was granted full planning permission on 13th September 2024 for the development of 18no affordable apartments over 3-storeys with associated parking, landscaping and works necessary to facilitate the development.

The planning application can be viewed via the Tameside planning portal using planning reference 23/00525/FUL.

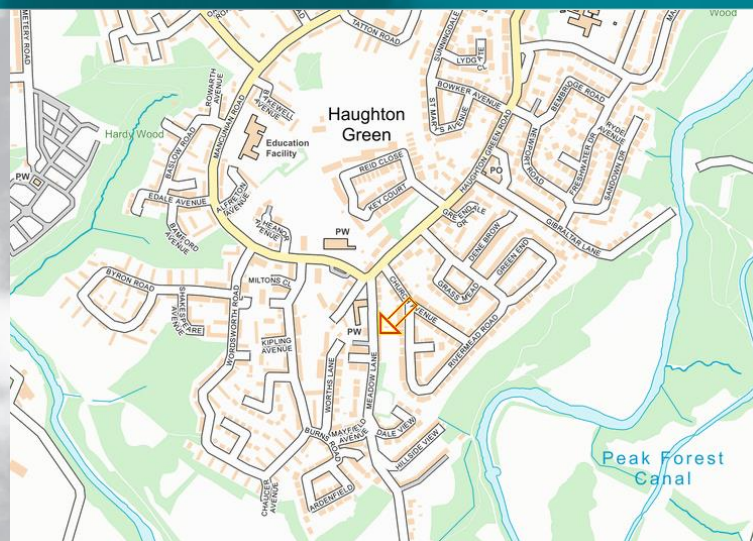
Planning consent was granted by Tameside Metropolitan Borough in June 2009 for the demolition of the former hotel and erection of a 54 bed care home (TP ref: 08/01266/FUL). The planning consent was implemented in June 2011 and the hotel demolished.

The consented scheme provides for 54 rooms ranging between 24sqm and 26sqm over a lower ground, ground, first and second floor building, delivering a total Gross Internal Floor area (GIFA) of 2,719 sqm.

Our client has also looked at similar schemes that can deliver a similar GIFA increases bedroom numbers to 70.

PRICE

Offers are invited on either a subject to planning conditional basis, and also on an unconditional basis.



DATA ROOM

Please contact the agents for access to the data room.

VAT

TBC.

SITE INSPECTION

At any reasonable time of day, please contact the sole agent:

W T Gunson for the attention of

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Date of Preparation: September 2026

PROPOSED SITE PLAN & CGI

