

Former Buzz Bingo

HANKINSON WAY, PENDLETON, SALFORD, M6 5JA

PRIME RE-DEVELOPMENT OPPORTUNITY WITH PLANNING CONSENT FOR 268 UNITS



KEY HIGHLIGHTS

- Prime development opportunity in Salford, Greater Manchester.
- Existing planning consent secured for 268 unit scheme arranged over 3-blocks with a maximum height of 9-storeys (ground plus 8 storeys), along with 76 surface car parking spaces.
- Potential for a range of alternative uses, subject to obtaining the necessary planning consent.
- In close proximity to excellent amenity and transport links into Manchester and Salford city centre.
- Site extends to approximately 2.05 acres (0.83 hectares and 89,358 sq. ft).
- Long Leasehold for sale with vacant possession.

LOCATION

Salford is widely recognised as a key suburb of Manchester and stands as one of the largest cities within Greater Manchester. Located along the River Irwell, the city boasts an industrial heritage and is celebrated for its cultural diversity. Salford benefits from strong connectivity, with Broad Street providing an access route to the north that links directly to the city's main commercial centre.

The proposed site lies within the Pendleton regeneration area, an initiative aimed at creating a 'community and neighbourhood of choice' for residents. As part of this transformation, the Council has undertaken significant intervention, including the demolition of approximately 800 former council homes, with plans to deliver around 3,000 new or refurbished properties.

Another key element of the regeneration initiative is the redevelopment of the former High Street estate, which has received planning consent for 450 new homes, alongside landscaping and infrastructure improvements. This scheme is being delivered by SP+, Lovell Partnerships, and Together Housing. Campus Living Villages are also progressing proposals for a third residential tower at its Belvedere Road site, alongside refurbishment and extension of existing buildings, which collectively are providing around 1,400 student beds.

SITE DESCRIPTION

The property comprises the former Buzz Bingo site and associated car park, extending to approximately 2.05 acres (89,358 sq ft). Access to the site is currently taken from Hankinson Way with a decommissioned access from Belvedere Road. The existing building is arranged over a single ground floor and is predominantly constructed of red brick with a flat roof. The property is neither listed nor located within a conservation area. It has remained vacant since July 2020.



PLANNING POSITION

The site offers a 268 unit scheme in Pendleton, one of Salford's main towns in close proximity to Manchester city centre and the University of Salford. The scheme has planning consent secured for 268 units and is arranged over 3-blocks with a maximum height of 9-storeys (ground plus 8 storeys), along with 76 surface car parking spaces. Further details of the scheme can be found in the data room.

The original scheme received planning consent in August 2023 under reference [22/80060/FUL](#). Subsequently, further planning submissions were made to incorporate a second stair core—following guidance issued in March 2024—and to revise the wording of the condition relating to Affordable Housing. The updated plans and amendments can be viewed [here](#).

As such, the site represents a ready-to-go development opportunity, with all key components in place. Additionally, it offers scope for a variety of alternative uses, subject to securing the appropriate planning consent."

THE SCHEME

Set out below is a summary of the consented scheme unit types, broken down into their respective blocks. You can find a summary of the block layout in the data room, along with the schedule of accommodation.

Unit Type	Block A				Block B				Block C			
	1 bed	2 bed	2 bed	3 bed	1 bed	2 bed	2 bed	3 bed	1 bed	2 bed	2 bed	3 bed
Ground	7	1	2	1	1	1	2		4	2	2	
Level 1	8	2	5	2	4	1	3		8	3	4	
Level 2	7	2	6	2	4	1	3		6	5	4	
Level 3	7	2	6	2	4	1	3		6	5	4	
Level 4	7	2	6	2	4	1	3		6	5	4	
Level 5	7	2	6	2	4	1	2		6	5	4	
Level 6	3	1	4	2					3	3	1	
Level 7	3	2	3	2					3	3	1	
Level 8	2	1	1	1					3	3	1	
Total	51	15	39	16	21	6	16		45	34	25	

SALES PROCESS

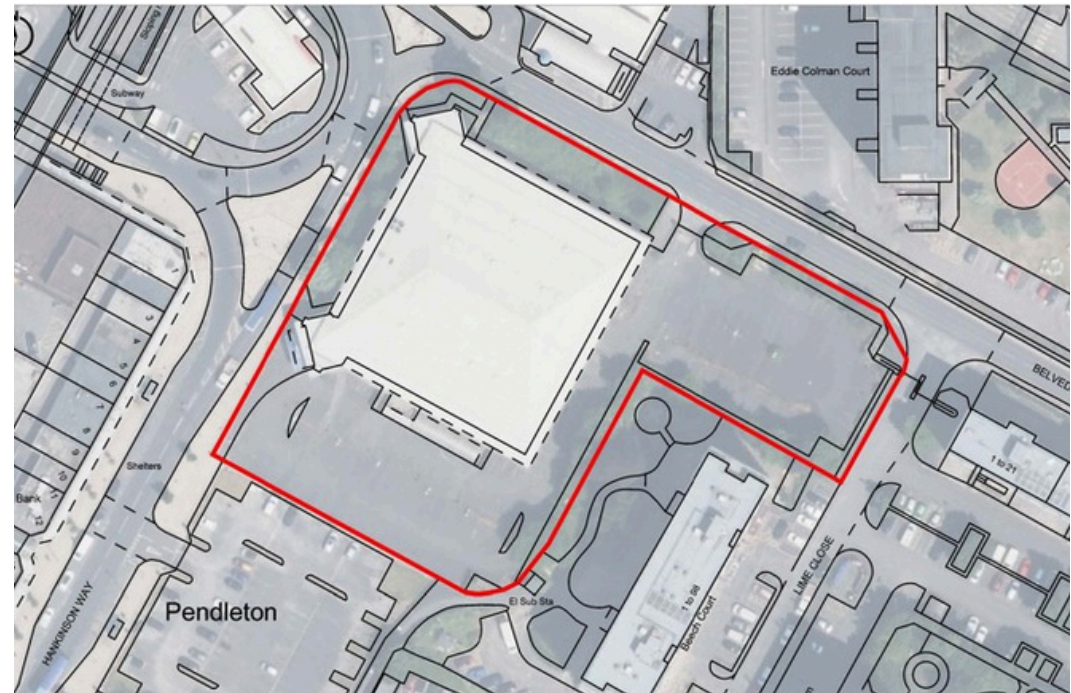
In the first instance, we would invite parties to confirm their interest via e-mail to joanne.young@savills.com. Thereafter, you will be provided with the necessary technical legal and planning information that is available.

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 Ed Rooney, Adam Mirley and Evie Clarkson by the confirmed tender deadline date.

DATA ROOM

Planning, legal and technical information about the site is available to interested parties through a secure data room. Access details should be requested from joanne.young@savills.com.

Savills will review all registration details of interested parties, prior to providing access to the data room. Savills reserves the unconditional right to decline individual data room access requests.



TENURE

The site is held under long leasehold title (GM798172) for a term of 125 years from 5 August 1993, with approximately 93 years unexpired.

VIEWINGS

Viewings of the property will be arranged with interested parties and will take the form of “open days”. Please register your formal interest in order to be contacted regarding the viewing days.

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LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs in relation to the transaction.

SERVICES

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

VAT

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

CONTACT

For further information please contact:

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