



The Courthouse,  
Tenterden Street,  
Bury  
BL9 0HN



**FOR SALE**

**Residential Development  
Opportunity**

**17,227 sq ft on a site of 0.73 acres**



# Location



The subject property is located on Tenterden Street, Bury, opposite the main entrance to Bury Grammar School.

Bury is a Metropolitan borough of Greater Manchester. It is situated 11 miles to the North of Manchester City Centre. Bolton Town Centre is 6 miles to the West and Rochdale Town Centre is 7 miles to the East of Bury.

Bury benefits from good access to the M66 motorway at junction 2 via the A56 and A58 and access to the M60, via the A56 to junction 17. Access is ultimately provided to the National motorway network system via M62, M61, M6 and M56.

Bury Metrolink station is located within 0.2 miles of the subject premises and provides access to Manchester City Centre and beyond and the Metrolink line runs directly past the western boundary of the site. Manchester International Airport is located to the South within an approximate 45 minute drive time. Across the dual carriage way is Bury Town Centre to the North East of the site and Bury Town Hall to the East.

The property is a short distance from the Millgate Shopping centre and the Rock Shopping Centre along with the bus and Metrolink stops at Haymarket Street. Bury College is also a short distance from the subject property.



## DESCRIPTION/ ACCOMMODATION

The impressive Court building provides two floors of accommodation in the main building, along with a basement. There are a further two, 2 storey detached buildings located in the court yard area of the property. The site area extends to a total of 0.73 acres.

The buildings provide a mix of open plan class rooms and private study areas along with the original court room which is used as an assembly area. The internal condition and appearance is commensurate with the use as a 6<sup>th</sup> form college and school.

There is an external court yard area which has previously used as a playground and could be used as a car park. We also understand there is parking to the rear of the property which is accessed off Walshe Street.

Opposite Bury Grammar School

Historic Building with plenty of Character

Excellent Transport Links

Potential to convert to 20 - 25 high quality apartments

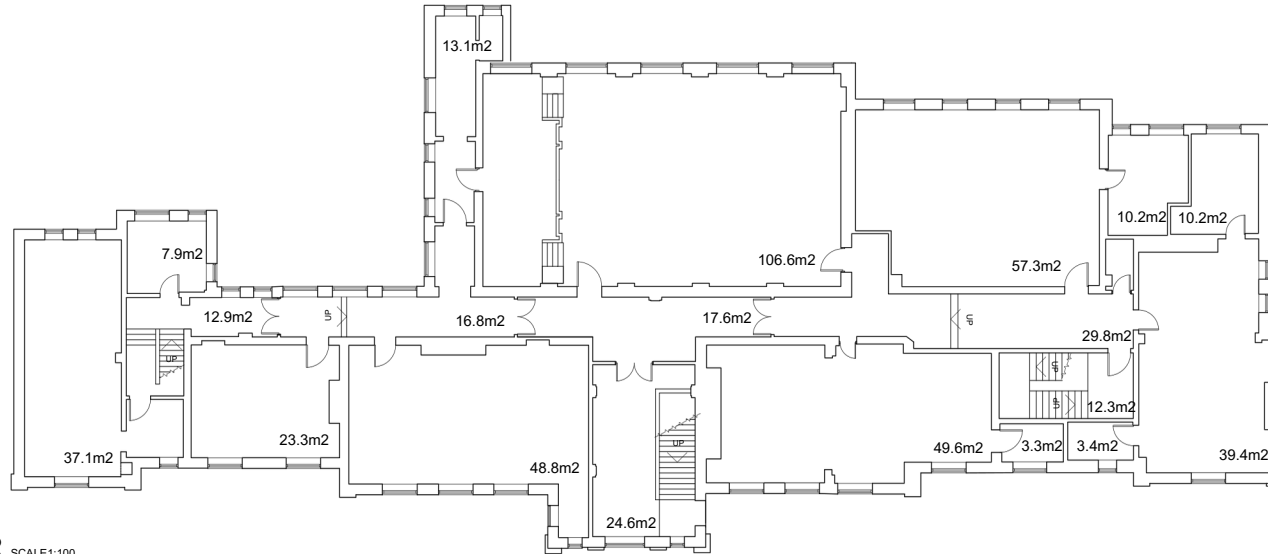




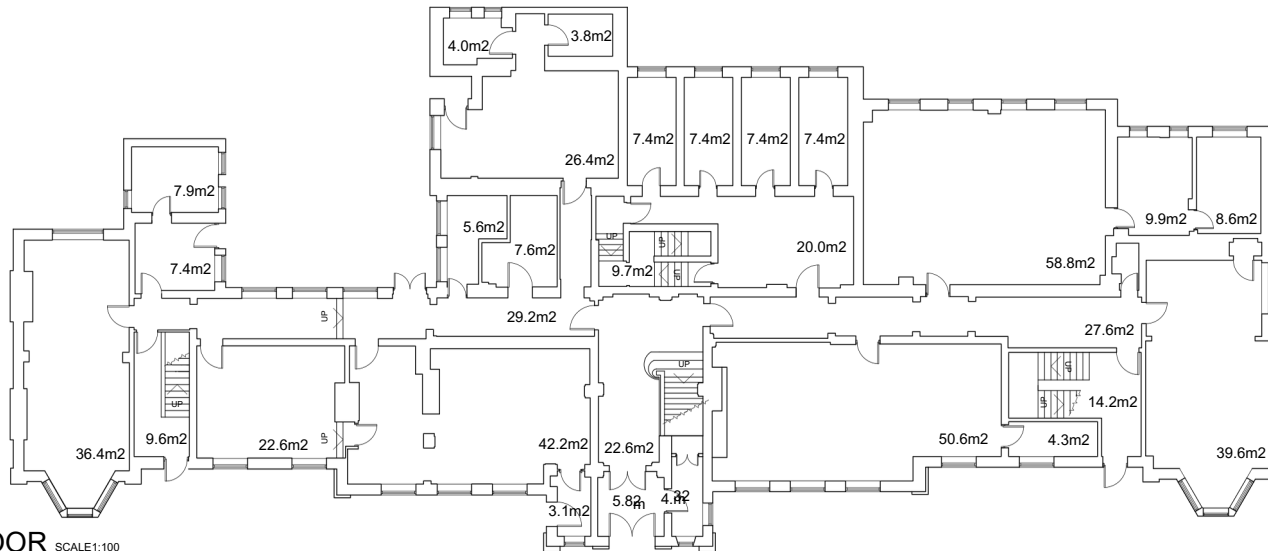
| Buildings            | Level        | GIA m2   | GIA ft2   |
|----------------------|--------------|----------|-----------|
|                      |              |          |           |
| Courthouse           | Basement     | 24.3     | 261.6     |
| Courthouse           | Ground Floor | 580.86   | 6,252.30  |
| Courthouse           | First Floor  | 567.42   | 6,107.60  |
|                      |              |          |           |
| Total Court House    |              | 1,172.58 | 12,261.50 |
|                      |              |          |           |
| Art Gallery          | Ground       | 70.35    | 757.2     |
| Art Gallery          | First Floor  | 58.17    | 626.1     |
|                      |              |          |           |
| Total Art Gallery    |              | 128.52   | 1,383     |
|                      |              |          |           |
| 6th Form Arts Centre | Basement     | 20.02    | 215       |
| 6th Form Arts Centre | Ground Floor | 196.18   | 2,111     |
| 6th Form Arts Centre | First Floor  | 83.18    | 895       |
|                      |              |          |           |
| Total Art Centre     |              | 299.38   | 3,222     |
|                      |              |          |           |
| Total Accommodation  |              | 1,600.48 | 17,227    |

## ACCOMMODATION SCHEDULE

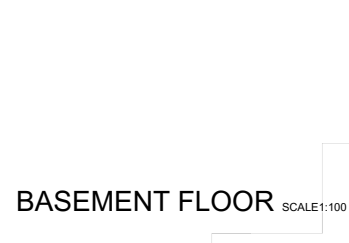




FIRST FLOOR SCALE 1:100



GROUND FLOOR SCALE 1:100



BASEMENT FLOOR SCALE 1:100





SNAP





# INFORMATION

## PLANNING

Use Class F1 - Educational Use. The property has potential to convert to residential use, a proposed scheme has been drawn up by the client - copy on request.

## TENURE

Freehold. The site will be sold with a restrictive covenant in place which will prevent the site being used for an educational facility in the future.

## PRICE

We are seeking unconditional offers of £1,200,000 Subject to Contract.

## VAT

VAT is not applicable.

## BUSINESS RATES

We understand the rateable value is £47,000.

## EPC

An EPC certificate will be provided upon application.

## CONTACT

For more information, please contact the agent:



John Fletcher  
01204 221 030 | 07855 773792  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)

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