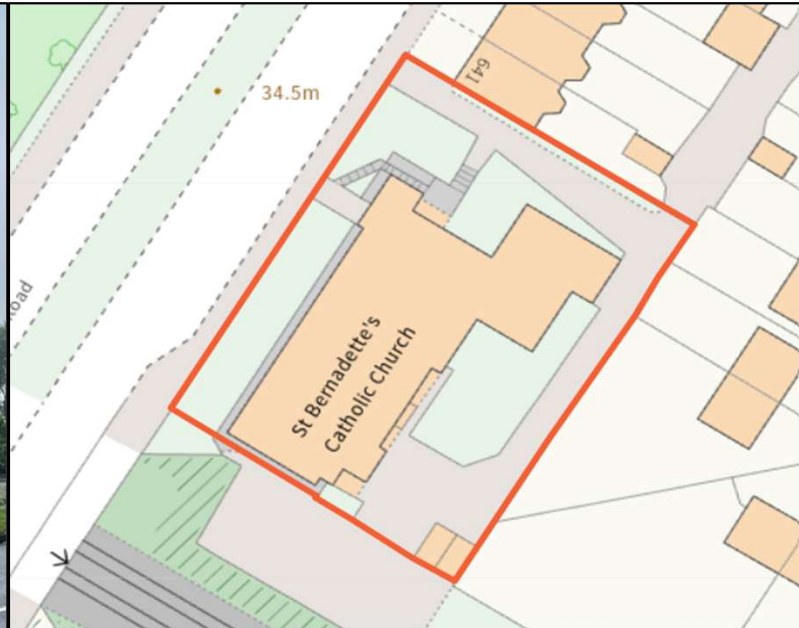


FOR SALE

**Former St Bernadette's
Princess Road,
M20 1HH**

- **DEVELOPMENT OPPORTUNITY**
Circa 0.18 Hectares (0.44 Acres)
- Prominently situated on Princess Road (A5103). Opposite Withington Tram Stop & c.0.3 miles north of Didsbury High School.
- Circa 0.5 miles from Burton Road, West Didsbury; 4 miles south of MCC & c.1.5 miles from J5 of the M60 ring road.
- Potential for redevelopment for alternative uses, subject to planning.



Location

The property is situated on Princess Road (A5103) in Withington, located between Chorlton and West Didsbury, approximately 4 miles south of Manchester City Centre. Withington Tram Stop lies directly opposite, providing services from East Didsbury to Manchester City Centre and beyond.

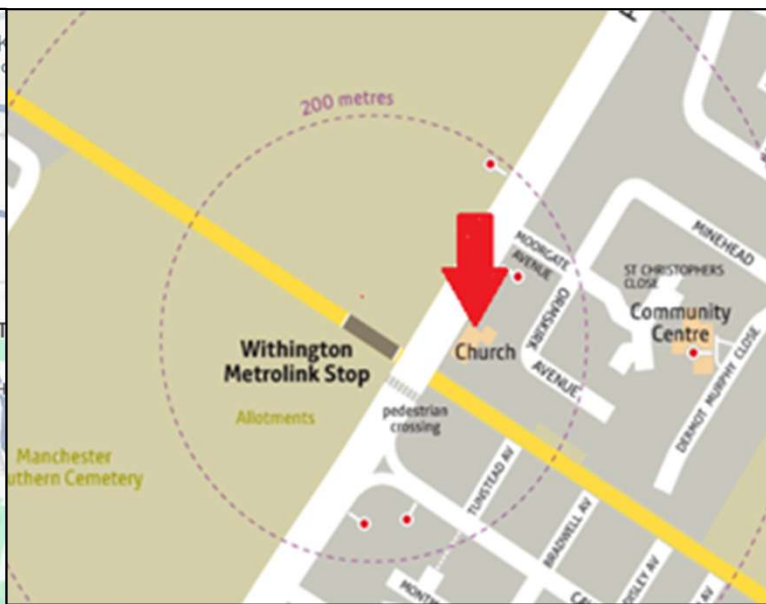
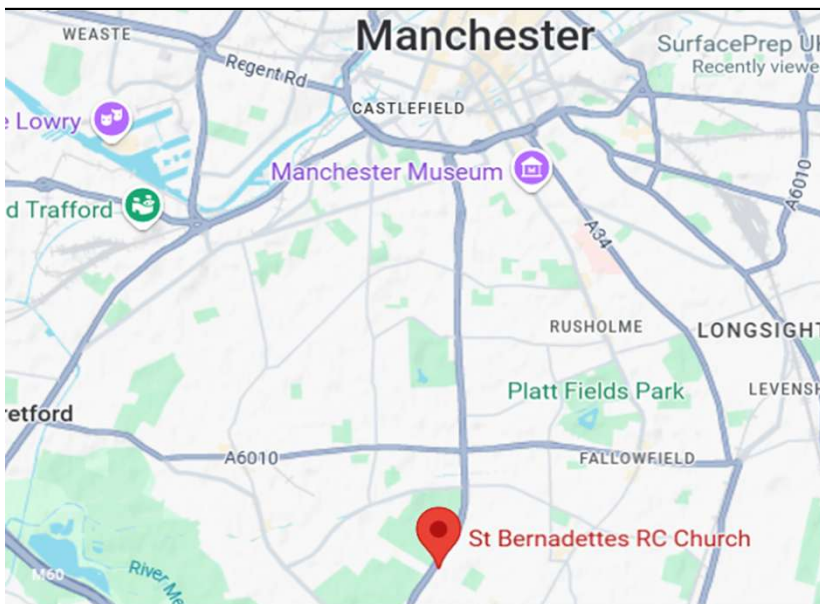
Local amenities include; Hough End Leisure Centre and playing fields, on the opposite side of Princess Road; Didsbury High School, located c.0.3 miles to the south; and, Burton Road, West Disbury, known for its retail and leisure offering, with local eatery's, bars and independent retailers within easy walking distance.

Description

The property provides a rectangular shaped plot of 0.44 acres, comprising the former St Bernadette's RC church building and adjoining presbytery.

The property offers a level site, set below street level. Vehicular access is provided from Princess Road, alongside a separate pedestrian access point via a footbridge. A Right of Way is provided from Ormskirk Avenue, located to the rear of the site.

The property would be well suited to redevelopment for alternative uses, subject to obtaining planning permission, as appropriate.



Planning

Interested parties should consult directly with Manchester City Council.

Tenure

Our client is seeking to dispose of the freehold interest in the site.

Viewings

All viewings strictly by appointment only and to be arranged through sole agent Axis Property Consultancy LLP.

Legal Fees

Each party will be responsible for their own legal fees incurred in the preparation of legal documentation.

Information Pack

An Information Pack, inclusive of site investigations, utility report, and title information, is available upon request from the sole agent.

Misrepresentation Act: 1. Axis Property Consultancy LLP on their own behalf and on behalf of the vendor/lessor of this property whose agent Axis Property Consultancy are gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and Axis Property Consultancy LLP, nor any of their members or any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Methods of Disposal

The site is to be disposed of by Private Treaty.

VAT

VAT is not payable.

Expressions of Interest

Expressions of Interest are invited with offers to be received by 5pm on the **9th January 2026**, at the offices of Axis Property Consultancy LLP by Nick Davies and Gemma Whyard.

Nick Davies

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