

The site is located on Chapel Street, a key route that is the focus of regeneration activity in Salford

SITE LOCATION

The Site is bound by Chapel Street to the south, New Kings Head Yard to the east, Salford Approach to the north and buildings 48-50 Chapel Street to the west. The Site is currently used as a surface car park with around 40 car parking spaces.

To the immediate north is the under construction Embankment West, which will provide two blocks of residential apartments and a third with a mix of residential and serviced apartments, to align with the existing CitySuites Aparthotel located to the immediate east of the site.

Further afield, to the north, is the railway viaduct and the Greengate regeneration area. The regeneration area comprises a series of residential led developments with a new park proposed, some of which are under construction or have planning permission granted. Further to the east, is the Chethams College, Manchester Cathedral and Manchester Victoria mainline train station.

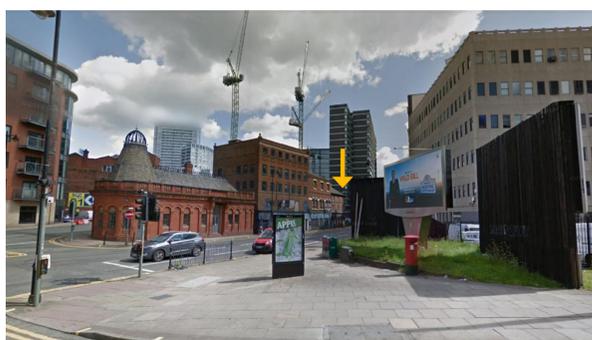
To the immediate south, across Chapel Street, is the existing Travelodge and car park, and the existing Premier Inn. Further south, across the River Irwell is the Parsonage Gardens and Deansgate areas of Manchester.

To the west, are a series of commercial buildings at 48-50, some of which are partially vacant, and the Grade II Listed former Police Station, now used as commercial offices. Further west of the site is the Sacred Trinity Church and further residential blocks.

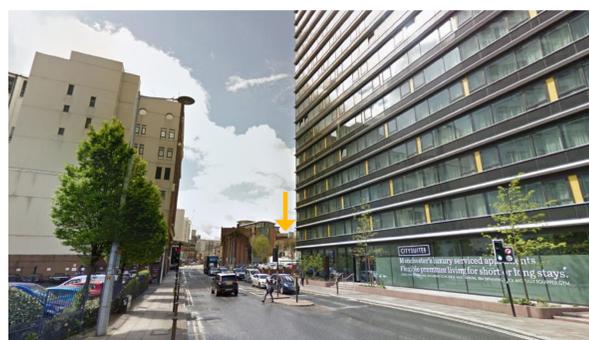


Chapel Street is one of the main arterial routes through Salford, connecting to Victoria Street and Manchester City Centre. It is a busy vehicular route for both cars and public transport.

Chapel Street is the focus of regeneration activity for Salford City Council, consisting of resurfacing, prioritising of pedestrian routes, adding trees and plants, and reducing the reliability on cars. This also includes the bee network, an improvement of the cycle and walking routes throughout Greater Manchester.



Current view from Blackfriars Street, looking east along Chapel Street past the Listed former police station towards the Site



Current view from Greengate Square, looking west along Chapel Street past CitySuites towards the Site