

2025

Sequential Test (Offices)

Former New Jerusalem Church, Stand Lane,
Radcliffe, M26 1JQ

From Place of Workshop (Class F1(f)) to Office Use (Class E(g)).

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24/06/25



Change of Use Application

Applicant: Hotspot Heating Ltd

Site Address: Former New Jerusalem Church, Stand Lane, Radcliffe, M26 1JQ

Proposal: From Place of Workshop (Class F1(f)) to Office Use (Class E(g)).

Introduction & Proposal

The applicant wishes to convert the existing property with no external physical changes into offices for the operation of their business.

Planning

National Planning Policy Framework (NPPF)

Paragraph 91 of the NPPF states:

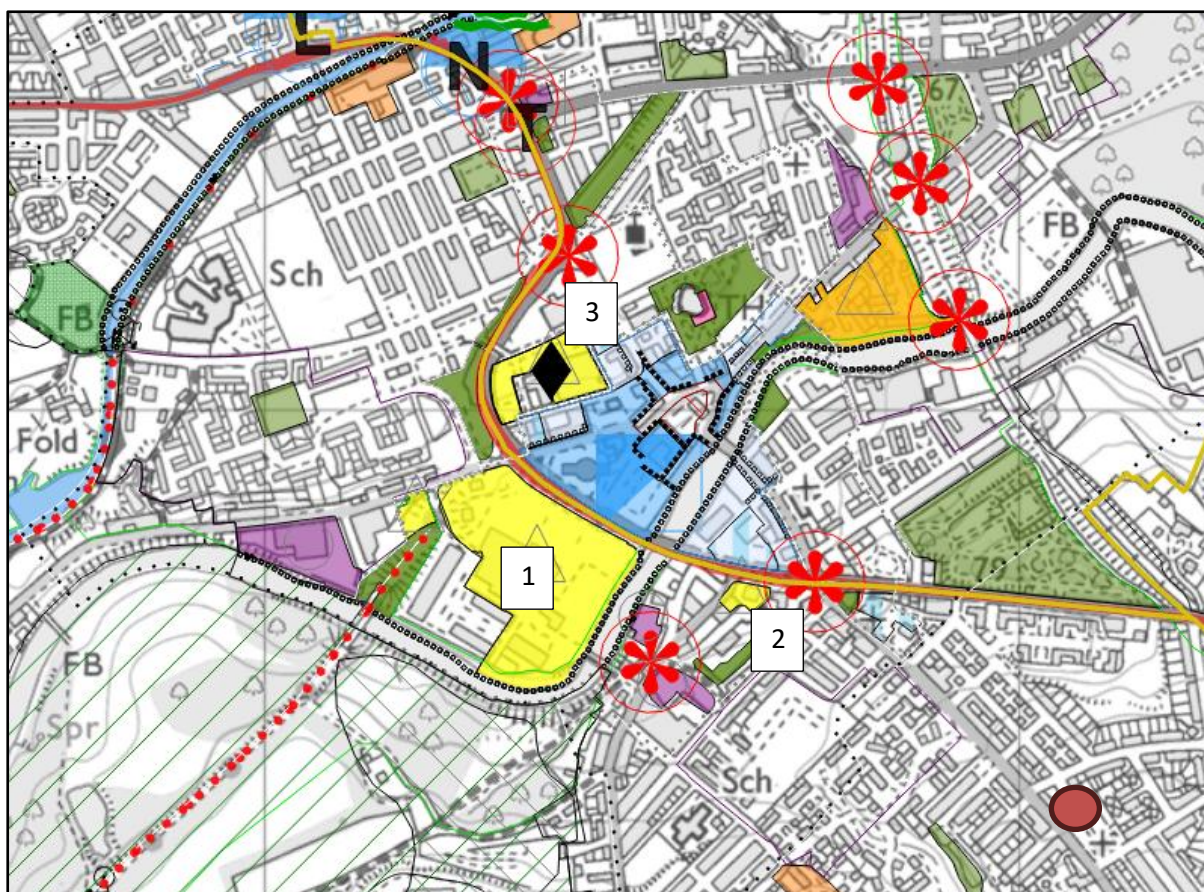
Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

We have therefore reviewed available office space to purchase within Radcliffe, using Costar and Rightmove Commercial and also considered allocations in the UPD for offices that are closer to the town centre.

CoStar is a commercial real estate information, analytics, and online marketplace company. It provides comprehensive data, news, and analytics to help professionals in the commercial real estate industry make informed decisions. CoStar is a major player in the digital transformation of the real estate industry, with a focus on digitising properties, providing insights, and connecting people. Its primary focus is on providing information and tools for professionals in the commercial real estate sector, including brokers, investors, lenders, and property owners and therefore is the most comprehensive database commercial properties available.

Sequential Analysis

The subject property falls within the town of Radcliffe and lies approximately 675m southwest of the town centre, highlighted blue in the UPD extract, see below:



Subject Site



Land Bounded by Pilkington Way /Sion Stret /River Irwell, Radcliffe



The Asda Store, Green Street, Radcliffe



Pilkington Way /Outwood Road, Radcliffe

Allocations in the UDP

We have considered the allocation of land in the UDP within Radcliffe that supported development of Offices that are within the town centre or closer to the town centre than the subject property as follows:

1. Land Bounded by Pilkington Way /Sion Stret /River Irwell, Radcliffe

EC1/2/10

Policy Theme Employment Land: Business and Offices

Policy Full Description EC1/2/10 - Land Bounded by Pilkington Way /Sion Stret /River Irwell, Radcliffe

This site has been developed for an Asda Superstore. With the smaller area part of the town cycle network. Conclusion no longer available.



2. The Asda Store, Green Street, Radcliffe

EC1/2/12

Policy Theme Employment Land: Business and Offices

Policy Full Description EC1/2/12 - The Asda Store, Green Street, Radcliffe

This site is occupied by Dunelm and is not available.



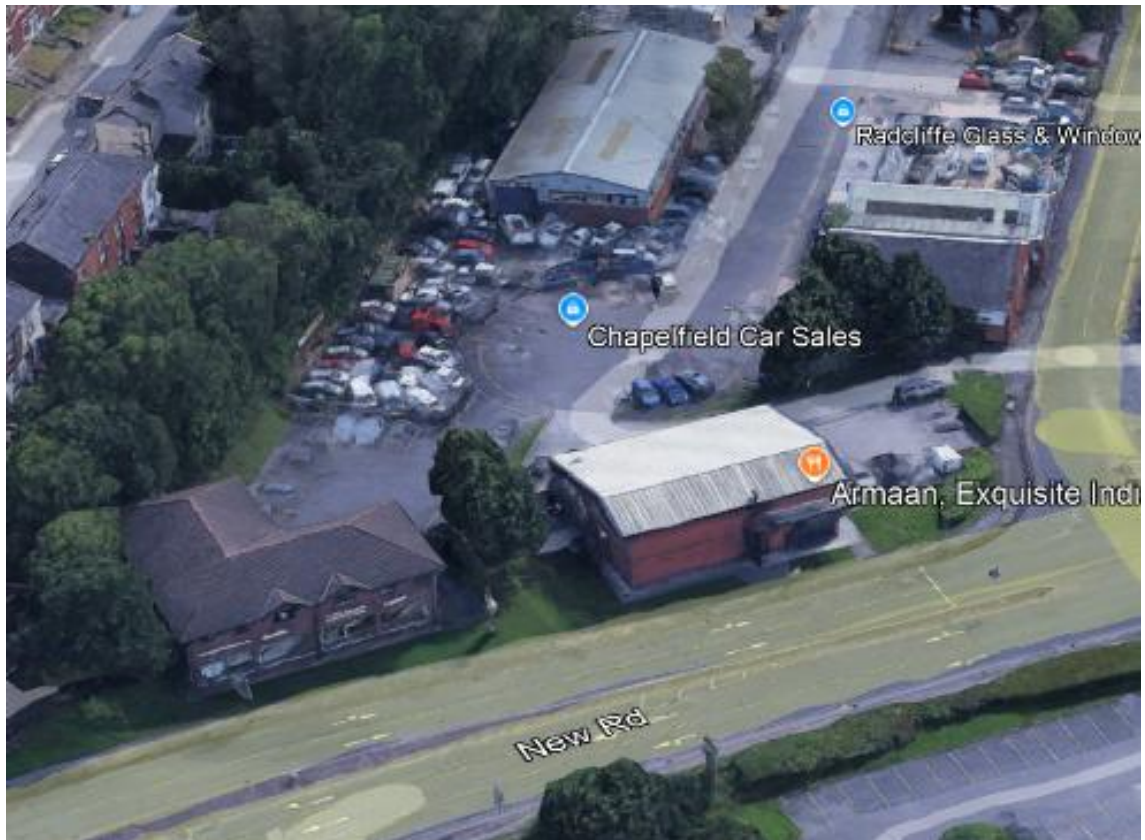
1. Pilkington Way /Outwood Road, Radcliffe

EC1/2/13

Policy Theme Employment Land: Business and Offices

Policy Full Description EC1/2/13 - Pilkington Way /Outwood Road, Radcliffe

This site is occupied by Armaan, Exquisite Indian Cuisine and is not available.



Costar Search

An open search based on the subject property's postcode with a radius of 5.5 miles in order to capture a wide range of locations and office use was used and dated 24/06/25. Map of the locations of the search results are below.

Only one result was located in Radcliffe and is identified at:

No.6 – 107 Stand Lane, Radcliffe, Manchester, M26 1JR (postcode listed is incorrect).

This is a mixed use investment property, 250m closer to the town centre on the same road as the subject property. As it is an investment it indicates that it already occupied. A review of the VOA website indicates that that it is not listed, however, the information on the sheet states that 1,100sf of the property (100%) is occupied on a non-owner occupation basis. Therefore, this property is not available for acquisition and discounted from being available.

For Sale Map & List



For Sale Summary Statistics

Sales Attributes	Low	Average	Median	High
Asking Price	£138,000	£755,855	£575,000	£4,450,000
Asking Price Per Sq ft	£48.77	£89.93	£147.33	£267.71
Yield	7.3%	7.7%	7.8%	8.1%
Days on Market	3	339	259	1,809
Property Attributes	Low	Average	Median	High
Building Sq ft	1,100	9,172	2,536	91,241
Year Built	1776	1934	1954	2014
Floors	1	3	3	4
Typical Floor Sq ft	342	7,680	1,330	91,241
Vacancy %	0%	49.9%	48.4%	100%
Star Rating	★★★★☆ 2	★★★★☆ 2.5	★★★★☆ 3	★★★★☆ 3

For Sale Property List

	 Property Name Address	Type	Built/ Renovated	Size (% Leased)	Asking Price	Yield	Days on Market
1	Office Unit: Suite 22 22-34 The Crescent Salford M5 4LP	Office Unit ★★★★☆	1800	1,845 Sq ft	£475,000 (£257.45/Sq ft)	-	260
2	72-74 Tenters St Bury BL9 0HL	Office ★★★★☆	1935	1,800 Sq ft	£360,000 (£200.00/Sq ft)	-	Pending
3	90 Bradshaw Rd Bolton BL2 3EW	Office ★★★★☆	1776	1,668 Sq ft	£300,000 (£179.86/Sq ft)	-	4
4	29 Chorley New Rd Bolton BL1 4QR	Office ★★★★☆	1960	1,548 Sq ft	£245,000 (£158.27/Sq ft)	-	15
5	1 Myrtle St Bolton BL1 3AH	Office ★★★★☆	1900	1,371 Sq ft (100%)	£138,000 (£100.66/Sq ft)	-	In Exchange
6	107 Stand Ln Manchester M26 1JU	Office ★★★★☆	1960	1,100 Sq ft (100%)	£140,000 (£127.27/Sq ft)	-	358
7	25 Chorley Old Rd Bolton BL1 3AD	Office ★★★★☆	1900	1,873 Sq ft	£200,000 (£106.78/Sq ft)	-	375
8	Office Unit: Suite 11 9-11 Chorley New Rd Bolton BL1 4QR	Office Unit ★★★★☆	1990	1,968 Sq ft	£289,950 (£147.33/Sq ft)	-	636
9	Eurocentre: Suite 8 116-121 Bury New Rd Manchester M8 8EB	Office Unit ★★★★☆	1954	2,428 Sq ft	£650,000 (£267.71/Sq ft)	-	130
10	Eurocentre: Suite 5 116-121 Bury New Rd Manchester M8 8EB	Office Unit ★★★★☆	1954	2,536 Sq ft	£650,000 (£256.31/Sq ft)	-	130
11	Eurocentre: Suite 6 116-121 Bury New Rd Manchester M8 8EB	Office Unit ★★★★☆	1954	2,536 Sq ft	£650,000 (£256.31/Sq ft)	-	130
12	Eurocentre: Suite 7 116-121 Bury New Rd Manchester M8 8EB	Office Unit ★★★★☆	1954	2,536 Sq ft	£650,000 (£256.31/Sq ft)	-	130
13	24 Bowlers Row Bolton BL1 1JL	Office ★★★★☆	1950	3,675 Sq ft (100%)	£510,000 (£138.78/Sq ft)	8.06% Actual	Pending
14	Watson Laurie House 232-236 St. Georges Rd Bolton BL1 2PH	Office ★★★★☆	1960	3,898 Sq ft	£575,000 (£147.51/Sq ft)	-	655
15	140 St. Helens Rd Bolton BL3 3PJ	Office ★★★★☆	1950	5,319 Sq ft (51.6%)	£1,000,000 (£188.01/Sq ft)	-	446
16	Bedford House 60 Chorley New Rd Bolton BL1 4DA	Office ★★★★☆	1899	5,346 Sq ft	£675,000 (£126.26/Sq ft)	-	22
17	62-64 Chorley New Rd Bolton BL1 4BY	Office ★★★★☆	1834	7,149 Sq ft	£650,000 (£90.92/Sq ft)	-	Pending
18	Maple House Cemetery Rd Salford M5 5WG	Office ★★★★☆	2000	9,090 Sq ft	Not Disclosed	-	Pending
19	70-72 Chorley New Rd Bolton BL1 4BY	Office ★★★★☆	1839	11,391 Sq ft (100%)	£565,000 (£49.60/Sq ft)	7.75% Actual	21
20	50 Kansas Ave Salford M50 2GL	Office ★★★★☆	2000	12,244 Sq ft	£1,400,000 (£114.34/Sq ft)	-	781
21	Lakeside House Smiths Rd Bolton BL3 2QJ	Office ★★★★☆	1985	13,036 Sq ft	£1,300,000 (£99.72/Sq ft)	-	162

One Page Sale Listing Report

6 For Sale: 107 Stand Ln
Manchester M26 1JU (Greater Manchester County) - Bury Submarket

★★★★★
Office



For Sale Summary

Asking Price	£140,000 (£127.27/Sq ft)	Tenure	Freehold
Status	Active	Built	1960
Sale Type	Investment	On Market	358 Days
Investment Type	Core	Last Update	27 May 2025

Sale Notes

Investment opportunity on the border of Radcliffe and Whitefield. This semi-detached commercial property is arranged over two floors with a loft and has secure gated access to the side. Electric shutter to the front with ground floor windows all having roller shutters for security.

Property Summary

NIA (% Leased)	1,100 Sq ft (100%)	Typical Floor	550 Sq ft
Built	1960	Tenancy	Single
Floors	2		

Property Detail

Owner Occupied	No	Parcel	LA324847 (+1 more)
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Rightmove Search

A search of offices for sale did not reveal any matches within Radcliffe.

The screenshot shows the Rightmove search interface. At the top, there are navigation links: Buy, Rent, House Prices, Find Agent, Commercial, Inspire, and Overseas. A 'My Rightmove' button is on the right. The search bar contains 'Radcliffe, Manchester, G' and 'This area only'. Below the search bar, there are filters for 'sq. ft.', 'Min Size', 'Max Size', 'Min Price', 'Max Price', 'Property Type (3)', and 'Filters (1)'. The main content area displays a message: 'There are currently no properties that meet your search criteria'. Below this, it says 'Here are some helpful next moves.' and lists three suggestions: 'Check your spelling.', 'Enter another search location.', and 'Restart your search here.' A map on the right shows the search area around Radcliffe, Manchester, with a blue outline indicating the search radius. A button 'Edit this area' is visible below the map.

We have also considered other uses that could under a permitted development change its use to Offices.

The only potential property is Distribution warehouse for sale Stopes Road, Little Lever, Bolton, Greater Manchester, BL3 1NP 8,116 sq. ft. However, this is further away from the and on the edge of Radcliffe. See below:

The screenshot shows a detailed search result for a distribution warehouse. The top navigation bar is the same as the previous screenshot. The search bar contains 'Radcliffe' and 'Clear + 0 miles'. The filters are 'sq. ft.', 'Min Size', 'Max Size', 'Min Price', 'Max Price', 'Property Type (16)', and 'Filters'. The main content area features a large map of the Bolton area, with a blue outline indicating the search area. A red pin marks the location of the property at Stopes Road, Little Lever. To the left of the map, there is a list of properties. The first property is 'Distribution warehouse for sale Stopes Road, Little Lever, Bolton, Greater Manchester, BL3 1NP 8,116 sq. ft.' with a price of '£950,000'. Below this, there is a description: 'The subject premises consist of a two-storey building comprising showroom, reception, canteen, cellular offices on the ground floor with the first floor containing a 4 bedroom apartment which has recently been refurbished and decorated to a high standard. Adjoining the rear is a substantial single...'. Below the description, there is a button 'See full property details'. Below the button, there is a section titled 'There aren't any matching properties nearby' with a sub-header 'But here are some a little further away that fit your criteria...'. This section lists three properties: 'Childcare facility for sale Children's Play Centre - North Manchester (M26 2ZT)' with a price of '£1,000,000', 'Pub for sale New Inn 367 Ainsworth Road, Radcliffe...' with a price of '£290,000', and 'Offers in Region of £290,000'. A map on the right shows the search area around Radcliffe, Manchester, with a blue outline indicating the search radius. A button 'Edit search area' is visible below the map.

Conclusion

The applicant requires an office for owner occupation for the long term future with room for storage and potential expansion of personnel. This sequential analysis determines that not only are there no other suitable properties closer to Radcliffe town centre, there are none at all in Radcliffe that are available to purchase.

Leasing a property does not allow the security of the long term business requires.

Therefore, this property used for offices fulfil the requirements of paragraph 91 on the NPPF.