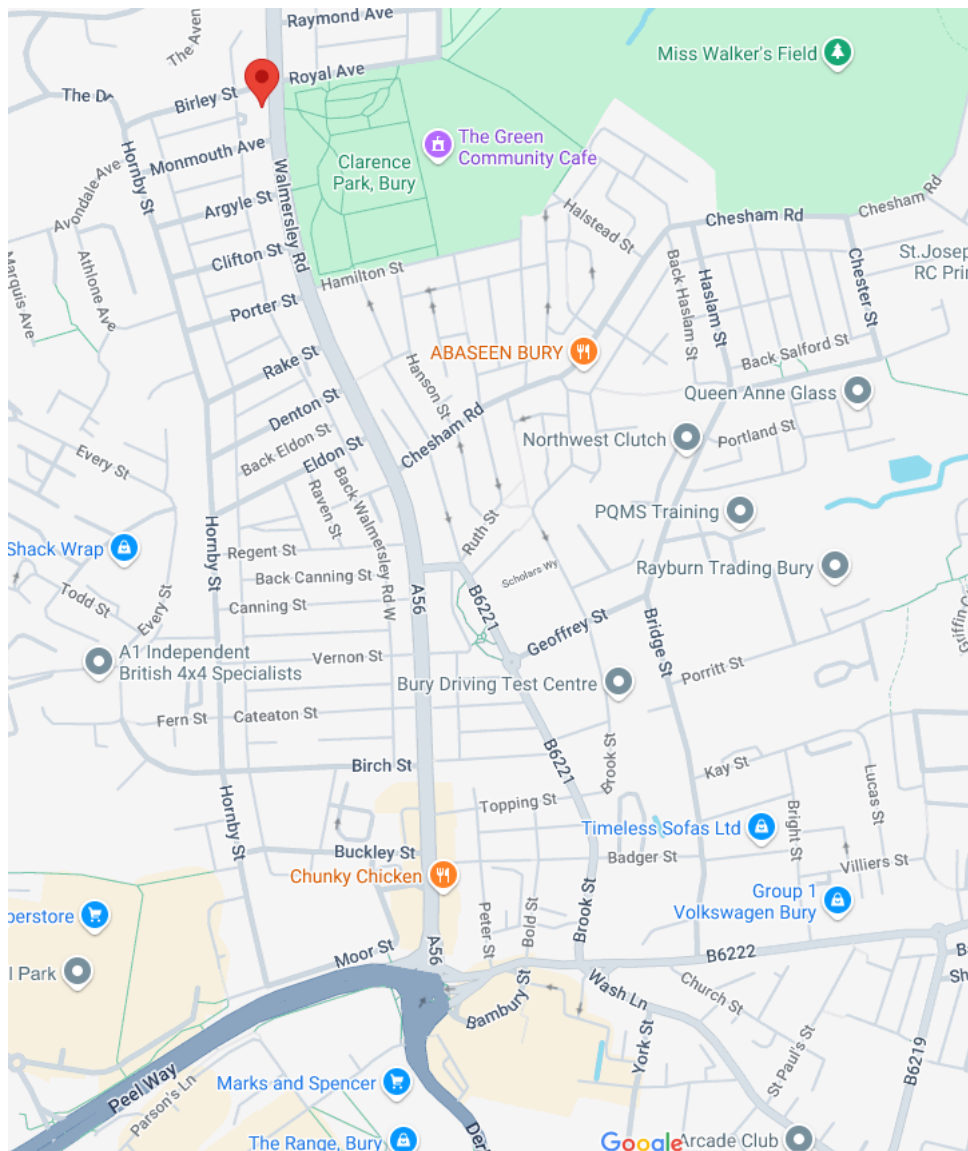


Location, transport links, amenities and parking

Introduction

Currently operating as a 6 bedroom HMO known as Elliswood House and looking to expand to a 9 bedroom HMO. The site is located at 221 Walmersley Road, Bury BL9 5DF. The site is in a highly accessible location by bus, car, cycle, foot and tram. The site is 800 meters from the town centre. The site is directly opposite Clarence park (within 10 meters) and within 300 meters of a chemist, post office, food store, cafes and shops, and also within 400 meters of a medical practice.

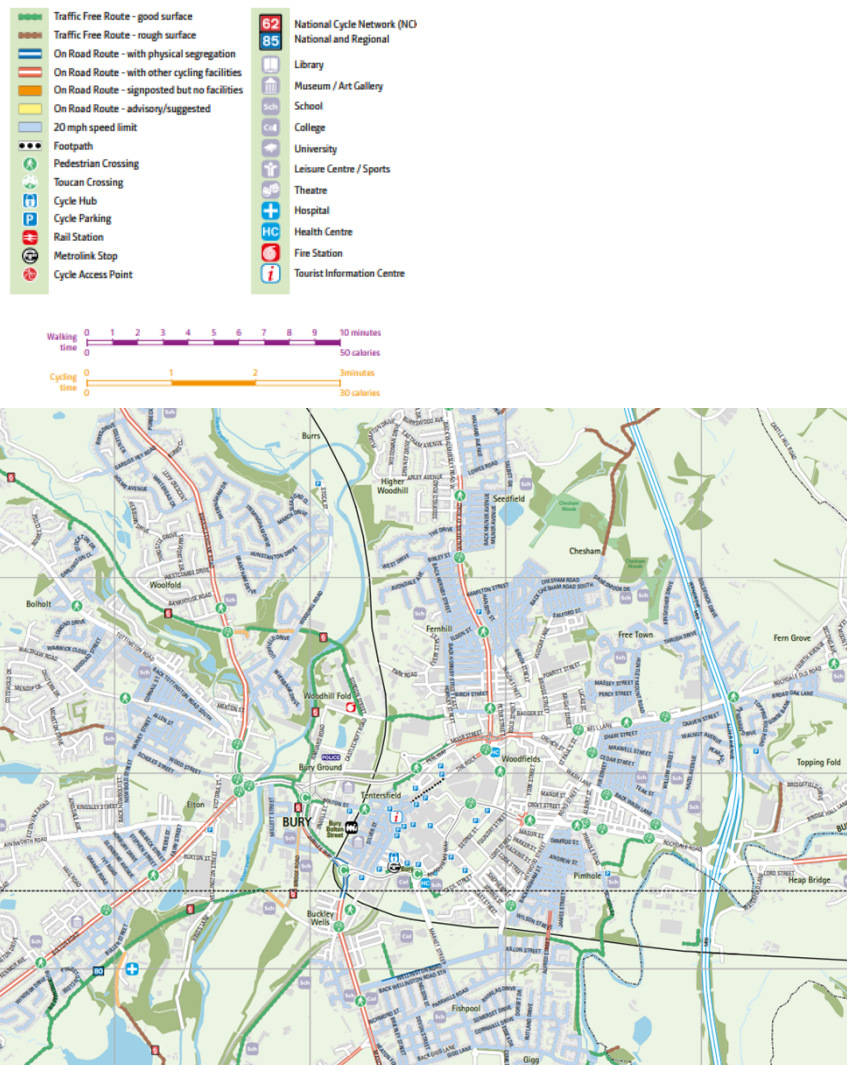
Fig 1.1



1. **Bus** Within 60 meters northbound A56 and 100 meters heading southbound A56 there are bus stops. Services include 472, 474, 481 & 483. A significant range of further services are available from bus stops in the wider area and centre of Bury. On the above basis the site is considered highly accessible by bus.
2. **Tram** Bury Metrolink Tram Station is located some 1.4km from the site (a 16-minute walk) and is served by the Altrincham - Bury (Green Line) service and the Bury – Manchester Piccadilly (Yellow Line) service. Services typically operate every 10 – 12 minutes or so with tram journeys times into central Manchester of 30 minutes. On the above basis the site is considered highly accessible by tram.
3. **Foot** the site is well located to encourage trips to be made to and from the site on foot. The site is located close to Bury Town Centre, with the edge of the town centre - The Rock Shopping Centre. As mentioned in the intro the site is well serviced by local amenities within walking distance. The site is directly opposite clarence park which has excellent walking paths and playing fields. On the above basis the site is considered highly accessible by foot
4. **Cycle** the site will have a bike shelter for up 9 bikes. A 5km cycling catchment incorporates the entirety of Bury as well as surrounding areas such as Tottington and Greenmount. A number of cycle routes are within 5km of the site. The TfGM cycle map (fig 1.2) demonstrates the cycle infrastructure that is currently in place within the sites vicinity. On the above basis the site is considered highly accessible by cycle
5. **Car & Motor Cycle** the site has 2 car parking spaces and 2 motorcycle spaces. The vision for the HMO model is tenants generally use public transport, cycle and walking and therefore less reliance on cars. The site is accessed by Walmersley rd which is considered a main road in Bury. On the above basis the site is considered highly accessible by car, motorcycle and taxi

Fig 1.2

Map 3: Bury



Conclusion

The current 6 bedroom home is a well run HMO with the current tenants using the local amenities and transport links. The additional 3 rooms will follow the same model and it is anticipated a seamless transition to the running of a 9 bedroom HMO with tenants enjoying the local amenities.