



REGENT PLAZA

84 OLDFIELD ROAD Salford, M5 3SQ

RESIDENTIAL DEVELOPMENT / INVESTMENT OPPORTUNITY BEING SOLD ON
BEHALF OF STEVEN MUNCASTER & NICHOLAS MYERS OF LEONARD CURTIS LTD
JOINT ADMINISTRATORS OF REGENT PLAZA HOLDINGS LTD



REGENT PLAZA

84 OLDFIELD ROAD
SALFORD, M5 3SQ

INTRODUCTION

- JLL are instructed by Steven Muncaster & Nicholas Myers Of Leonard Curtis Ltd Joint Administrators Of Regent Plaza Holdings Ltd
- JLL are also authorised to invite Expressions of Interest by the Joint Administrators



Current aerial view of site (January 2026)



CGI of Proposed Scheme



CGI of Proposed Scheme



Current aerial view of site (January 2026)



CGI of Proposed Scheme

LOCATION/ SITUATION



Unrivalled Connectivity

Perfectly situated for commuters and city dwellers, the site boasts exceptional transport links. It is adjacent to the A57 Regent Road, a primary arterial route providing direct access into Manchester city centre within minutes, as well as connecting to the wider M602 and M60 motorway network. Salford Central and Salford Crescent train stations are both within easy reach, offering mainline services across the region. Frequent bus services along Oldfield Road and Chapel Street further enhance the connectivity, making for an effortless commute.



A Hub of Employment, Education, and Culture

The development is exceptionally well-placed to benefit from two of the region's most significant economic and educational hubs. The University of Salford's main Peel Park campus is a short walk away, creating strong demand from students, faculty, and university staff.

The development site is strategically positioned on Oldfield Road in the heart of Salford, an area undergoing one of the most exciting and extensive regeneration transformations in the UK. This prime location offers residents an unparalleled opportunity to be at the centre of a thriving, dynamic community while remaining just moments away from Manchester's bustling city centre.



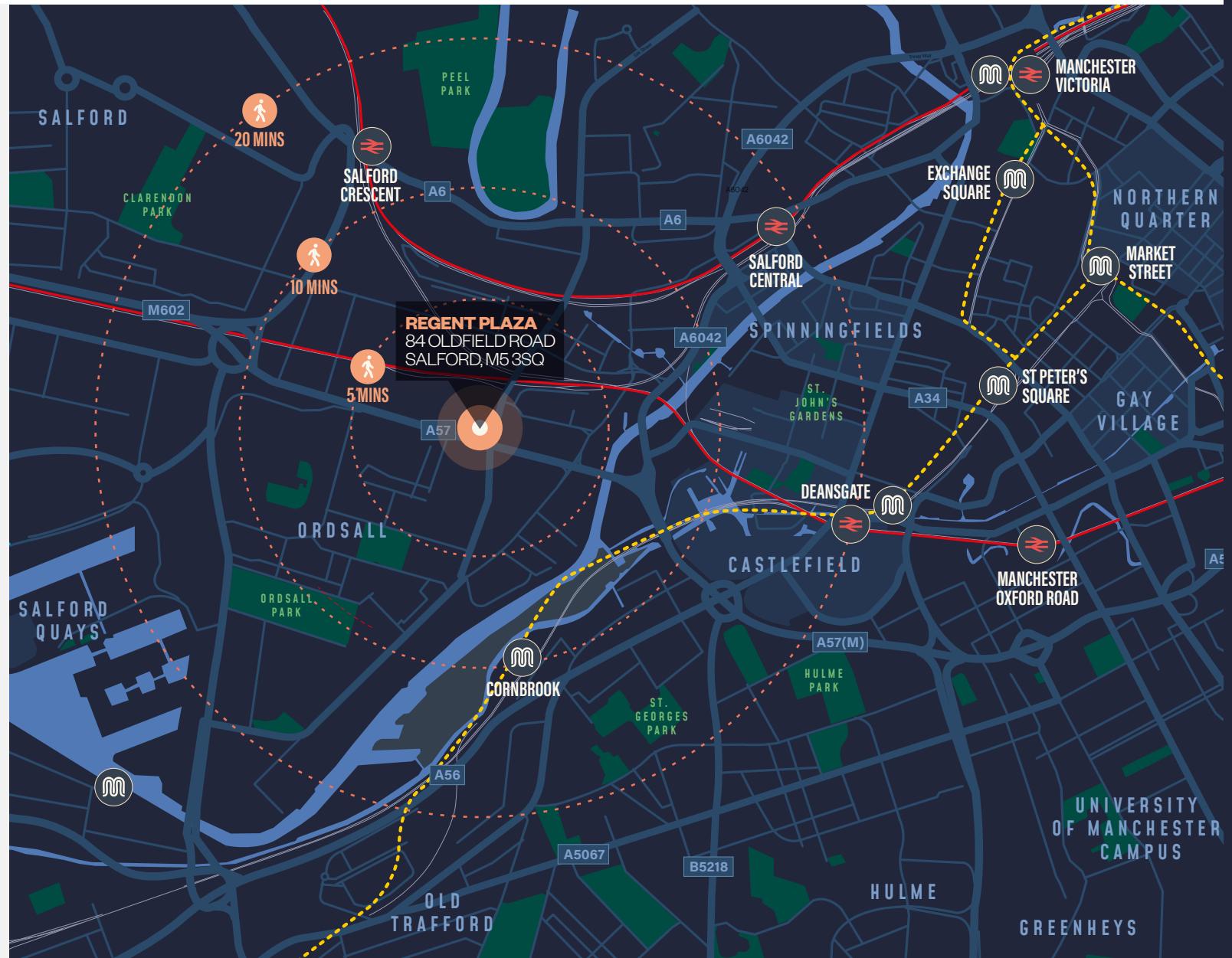
Strategically positioned
in the heart
of Salford

Furthermore, the world-class MediaCityUK, home to the BBC, ITV, and a host of creative and digital businesses, is just a short journey away. To the east, Manchester's central business district, including the Spinningfields financial centre and St. Peter's Square, is easily accessible, offering a wealth of employment opportunities.



Vibrant Local Amenities

Residents will enjoy a rich local lifestyle with an abundance of amenities on the doorstep. The regenerated Chapel Street corridor features an eclectic mix of independent cafes, bars, and restaurants. For retail needs, the Regent Road Retail Park, with major brands like Sainsbury's and TK Maxx, is nearby. For leisure and recreation, the historic Peel Park—one of the UK's first public parks—offers beautiful green space for walking, running, and relaxing. This location truly offers the best of both worlds: a vibrant, evolving local neighbourhood with immediate access to the commercial and cultural dynamism of two major cities.



CONNECTIVITY

The site is defined by its exceptional, multi-modal connectivity, placing residents at the very nexus of Salford and Manchester's transport networks.



By Road

Strategically located adjacent to the A57 Regent Road, residents benefit from a direct, dual-carriageway route into Manchester city centre and the Mancunian Way inner ring road. This seamless link extends westwards to the M602 motorway, providing a gateway to the M60 orbital motorway and the wider UK motorway network, ensuring swift journeys to Manchester Airport, Liverpool, and Leeds.



By Rail

Both Salford Central and Salford Crescent train stations are within easy reach, offering frequent and rapid services across the region. From Salford Central, Manchester Victoria and Piccadilly stations are just one stop away, opening up direct mainline connections to London, Birmingham, and Edinburgh. Salford Crescent serves as a key hub for local lines connecting to Bolton, Wigan, and Manchester Airport.



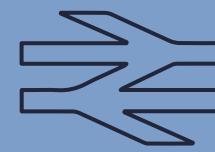
By Bus

A comprehensive network of high-frequency bus services operates along Oldfield Road and the adjoining Chapel Street corridor. These routes provide direct and reliable links to key destinations including MediaCityUK, the University of Salford's main campus, Manchester's Northern Quarter, and the Trafford Centre.



By Foot or Cycle

The development promotes a sustainable, active lifestyle. The University of Salford's Peel Park campus is a short walk from the site, as are the burgeoning independent bars, galleries, and cafés of the Chapel Street regeneration area. The relatively flat topography and improving cycle infrastructure provide a convenient and healthy way to access the city centre and surrounding green spaces like Peel Park.



Salford Central / Salford Crescent train stations are within easy reach



Positioned with fast access to the M60 and the wider UK motorway network





DEVELOPMENT SUMMARY

The opportunity comprises a c 2.18 acre site with the benefit of planning permission for 525 residential units. The development is proposed across 5 blocks with one of the blocks (B) now complete and sold with a further block (C) due to be completed by the administrators in April 2026. The remaining 3 blocks (A,D & E) are due to accommodate 338 units alongside 2 floors of car parking at ground and 1st floor below an interconnected landscaped podium.

Breakdown of the proposed accommodation schedule is as follows:

Type	Block					Total
	A	B	C	D	E	
2 Bed Town House	3	0	2	0	0	5
3 Bed Town House	0	7	10	10	5	32
Studio Bed	0	4	0	0	0	4
1 Bed	6	29	54	75	3	167
2 Bed	142	32	24	40	0	238
3 Bed	33	19	6	20	1	79
	184	91	96	145	9	525



DEVELOPMENT SUMMARY CONTINUED

Planning

Regent Plaza achieved planning consent in 2016 (Planning Ref: 16/68723/FUL) with the particulars of development outlined as follows.

Demolition of existing buildings and redevelopment to provide a residential-led development of 525 residential units (Use Class C3) of up to 26 storeys comprising 488 apartments and 37 town houses, provision of a residents gym (418sqm), cafe (Use Class A3) (103sqm), residents lounge (280sqm), management reception (68sqm) and residential lobby (210sqm), associated landscaping and drainage works, and vehicle and cycle parking, with vehicular, cycle and pedestrian access from Duncan Street and additional pedestrian access points at Regent Road and Oldfield Road.

The section 106 has been agreed and is available for review in the dataroom.

Further details are available via the Salford City Council planning portal. Interested parties are encouraged to make their own investigations regarding the planning status.

Development Status

The administrators have provided the following update pertaining to the construction of the scheme:

- > **Block B – 91 residential units is now completed and occupied.**
- > **Block A – 184 residential units, 181 apartments, 3 townhouses:** Construction has not commenced.
- > **Block C – 96 residential units 84 apartments, 12 townhouses:** Approximately 90% complete. To be completed by the Administrator April 2026 with an estimated cost to complete of c £2,000,000.
- > **Block D – 145 residential units – 135 apartments, 10 townhouses:** Approximately 5% complete.
- > **Block E – 9 residential units – 4 apartments, 5 townhouses.** Construction has not yet commenced.

CONSTRUCTION

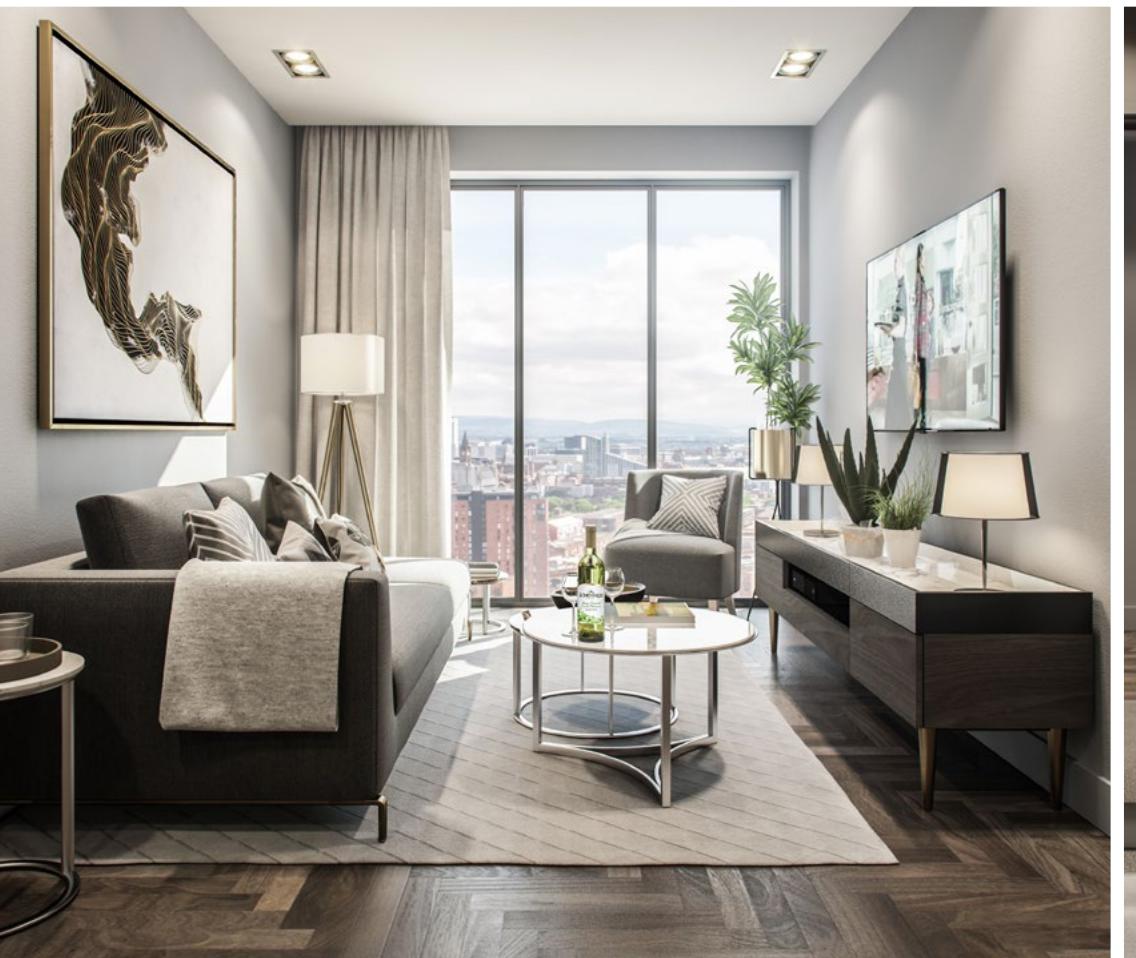


ELEVATIONS



PLAN





FURTHER INFORMATION

Title

Freehold title available with the ability to split if necessary.

Offers & Expressions of Interest

The vendor is open to consider proposals for all or part only of the development, either subject to the existing sale contracts, or with these removed from the title.

We are inviting expressions of interest before formally requesting offers. Details regarding offer requirements will be circulate to those parties which have expressed interest.

Additional information & Viewings

For additional information, access to the dataroom and viewing arrangements, please contact JLL.

Contact Details

James Hendry
Associate
James.hendry@jll.com
M: 07581 469 627

George Oakey
Director
George.oakey@jll.com
M: 07525 160 004



REGENT PLAZA
84 OLDFIELD ROAD
Salford, M5 3SQ



Disclaimer: The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.