



Bury Employment Land Availability Statement

April 2025



Introduction

As part of the plan-making process, the National Planning Policy Framework (NPPF) states that this should be informed by a proportionate evidence base and guidance specifies that authorities preparing plans should assess future needs and opportunities for their area.

The NPPF states that building a strong, responsive and competitive economy is integral to achieving sustainable development and that this can be helped by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.

The requirements for new industrial/warehousing and office floorspace across nine of the ten Greater Manchester districts (excluding Stockport) have been determined through the Places for Everyone (PfE) joint development plan. Economic growth is central to PfE's overall strategy for Greater Manchester and raising the competitiveness of the northern parts of Greater Manchester to deliver more balanced and inclusive growth across the sub-region is a key aim of the plan. It is within this context that the PfE's requirements for employment floorspace have been developed.

For many years, Bury has suffered from an inadequate supply of employment land in terms of both quantity and quality. This poor existing supply of employment land has undoubtedly held back the Borough's economy and prevented the Borough from fulfilling its economic potential due to inadequate opportunities for attracting new inward investment and to enable existing businesses to grow.

It has also contributed towards Bury having a low ratio of jobs compared to its working aged population meaning that a high percentage of the Borough's resident workforce have to travel outside the Borough to their place of work.

This statement provides more detail on the sites that make up Bury's supply of employment land. The statement sets out the current supply as at April 2025 of both industrial/warehousing and office floorspace within Bury. This supply is subdivided into various categories, namely: 1 – sites under construction; 2 – sites with planning permission; 3 – sites allocated for employment use in the development plan; and 4 – other sites that are considered suitable for employment use.

2025 Employment Land Supply

Industrial and Warehousing

Category 1 – Sites under construction

Site	Floorspace (sq.m.)	Township
Land at Chamberhall (Phase 1a), Harvard Road, Bury	1,844	Bury
Total	1,844	

Category 2 – Sites with planning permission

Site	Floorspace (sq.m.)	Township
10 Spring Vale Street, Tottington, BL8 3LR	790	Tottington
Warth Industrial Park, Warth Road, Bury, BL9 9NB	57,158	Bury
Gateway House, Pilsworth Road, Bury, BL9 8RD	4,389	Bury
Unit 3, Roach Bank Road, Bury, BL9 8RY	141	Bury
Storage yard at Woolfold Trading Estate, Stewart Street, Bury, BL8 1SB	314	Bury
Britannia Mill, Samuel Street, Bury, BL9 6PG	465	Bury
Salisbury Conservative Club, Badger Street, Bury, BL9 6AD	230	Bury
Unit 55 Bealey Industrial Estate, Hallam Street, Radcliffe, M26 2BD	141	Radcliffe
Total	63,628	

Category 3 – Suitable development plan allocations

Site	Floorspace (sq.m.)	Township
Former Reservoir Site, junction of Eton Hill Road & Eton Way South, Radcliffe	1,212	Radcliffe
JPA1.1 Northern Gateway - Heywood/Pilsworth	856,000	Other
Total	857,212	

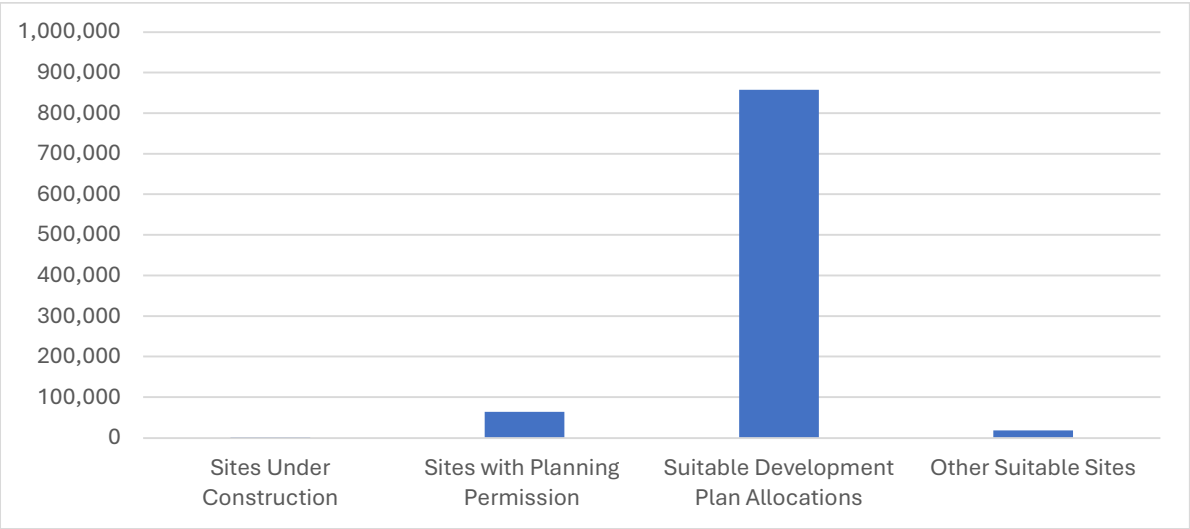
Category 4 – Other suitable sites

Site	Floorspace (sq.m.)	Township
Phase One Development, Bradley Fold Trading Estate, Radcliffe Moor Road, Radcliffe	1,656	Bury
Former Christian Salvesen Site, Hollins Brook Way, Bury, BL9 8RR	6,520	Bury
Former Ashworth, Miller Street, Radcliffe, Manchester, M26 4AF	669	Radcliffe
Buckley Wells Locomotive Depot, Baron Street, Bury, BL9 0TY	8,581	Bury
Site bounded by Kenyon Street, Brook Street and Taylor Street, Bury, BL9 6DT	697	Bury
Land off Victoria Street, Bury	359	Bury
Total	18,482	

Industrial and Warehousing Supply by Category, 2025

Cat	Status	Floorspace (sq.m.)	No. of Sites
1	Sites under construction	1,844	1
2	Sites with planning permission	63,628	8
3	Suitable development plan allocations	857,212	2
4	Other suitable sites	18,482	6
	Total	941,166	17

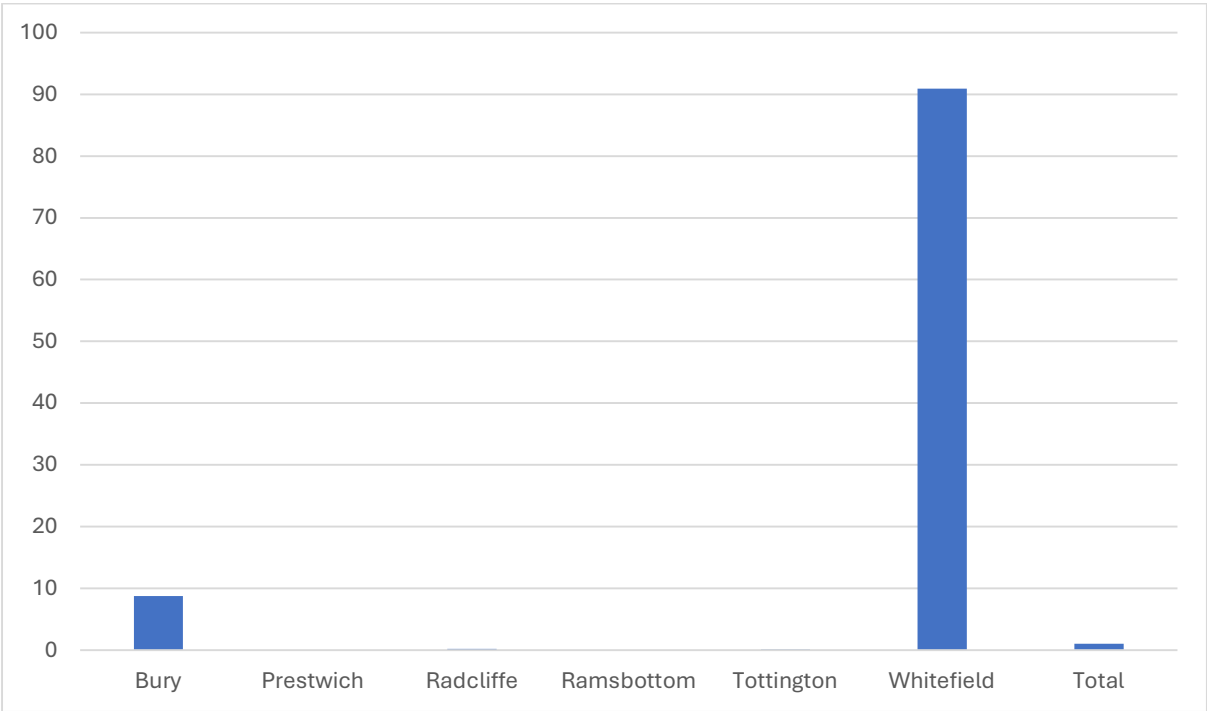
Industrial and Warehousing Supply by Category, 2025



% Industrial and Warehousing Supply by Township, 2025

Township	% of Floorspace	No. of Sites	Floorspace (Sq.m.)
Bury	8.75	12	82,354
Prestwich	0	0	0
Radcliffe	0.21	3	2,022
Ramsbottom	0	0	0
Tottington	0.08	1	790
Whitefield	90.95	1	856,000
Total	100.00	17	941,166

% Industrial and Warehousing Supply by Township, 2025



Offices

Category 1 – Sites under construction

Site	Floorspace (sq.m.)	Township
68-70 Bury New Road, Prestwich, Manchester, M25 0JU	141	Prestwich
Radcliffe Public Library, Stand Lane, Radcliffe, Manchester, M26 1WR	730	Radcliffe
Total	871	

Category 2 – Sites with planning permission

Site	Floorspace (sq.m.)	Township
64A Bridge Street, Ramsbottom, Bury, BL0 9AG	63	Ramsbottom
40 Birch Street, Bury, BL9 5AL	35	Bury
Performance House, Heywood Street, Bury, BL9 7DZ	110	Bury
Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road	883	Prestwich
Total	1,091	

Category 3 – Suitable development plan allocations

Site	Floorspace (sq.m.)	Township
Land at Chamberhall (Phase 2), Magdalene Road, Bury (Formerly known as Bury Ground)	11,145	Bury
Total	11,145	

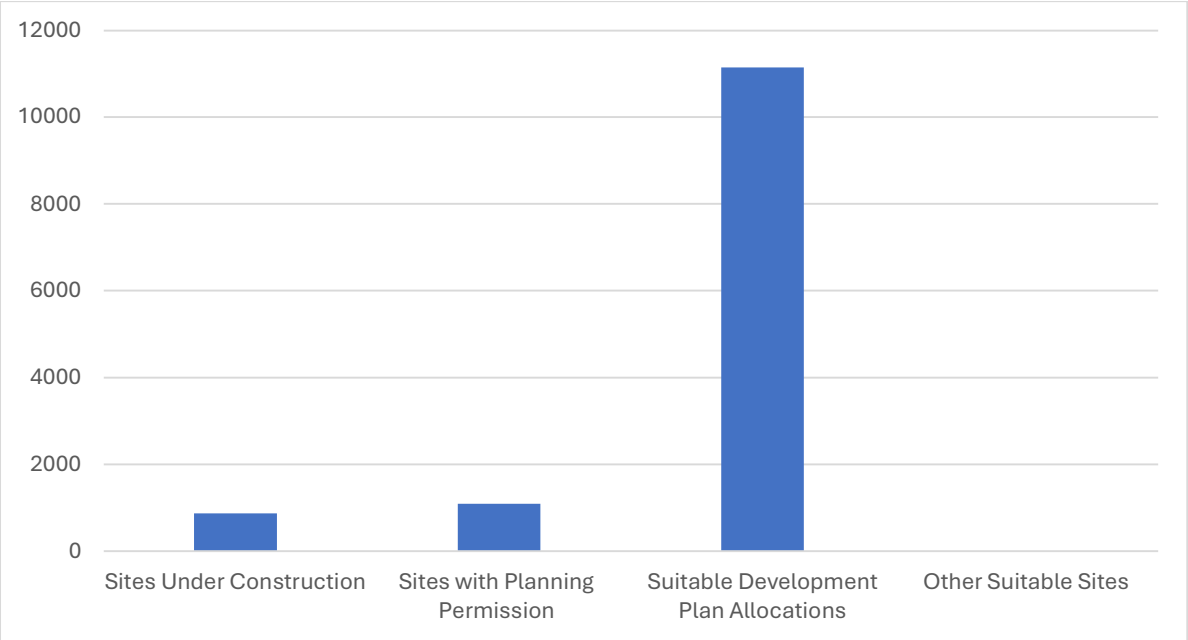
Category 4 – Other suitable sites

There are no other suitable sites.

Office Supply by Category 2025

Cat	Status	Floorspace (sq.m.)	No. of Sites
1	Sites under construction	871	2
2	Sites with planning permission	1,091	4
3	Suitable development plan allocations	11,145	1
4	Other suitable sites	0	0
	Total	13,107	7

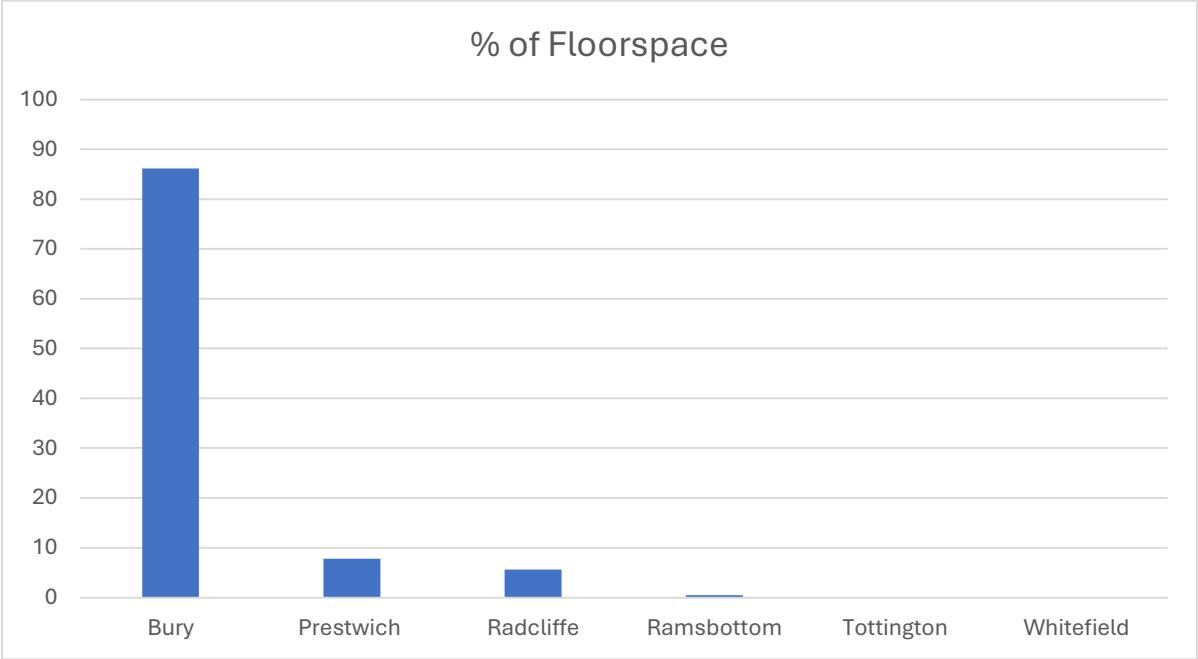
Office Supply by Category 2025



% of Office Supply by Township 2025

Township	% of Floorspace	No. of Sites	Floorspace (Sq.m.)
Bury	86.14	3	11,290
Prestwich	7.81	2	1,024
Radcliffe	5.57	1	730
Ramsbottom	0.48	1	63
Tottington	0	0	0
Whitefield	0	0	0
Total	100.00%	7	13,107

% of Office Supply by Township, 2025



2025 Employment Land Supply Sites

