



PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

Manor Avenue Car Park

Manor Avenue, Urmston, M41 9GH



KEY CONSIDERATIONS

- Prime suburban redevelopment opportunity.
- Existing residential location.
- Close proximity to Urmston train station and town centre.
- Freehold sale with Vacant Possession.
- Property extends to approximately 0.45 acres (0.18 hectares)



SITUATION

Manor Avenue car park is located within Urmston, to the west of the Trafford Borough.

Urmston is an improving location within Trafford due to its proximity to Manchester city centre and the wider motorway network - junction 9 of the M60 is approximately 1 mile to the north east, and junction 10 is approximately 1.3 miles to the east. Urmston also benefits from a regular train service to Warrington, Liverpool and Manchester city centre with the nearest station being Urmston (approximately 0.2 miles to the north).

The property itself is located on the on the south side of Manor Avenue, to the south of the town centre. Whilst only small, Urmston offers the key amenities that one would need including food stores, coffee shops, takeaways and pharmacies. For any larger requirements, the Trafford Centre is approximately 1.35 miles to the north of the site.

THE PROPERTY

The property comprises a surface car park within an existing residential area. The car park accommodates a total of 73 car parking spaces (inc. four disabled spaces).

The site extends to approximately 0.45 acres (0.18 hectares). The site is bound by Manor Park to the east (a residential complex), Ormeston Lodge to the south (a residential care facility) and traditional residential to the west. The site takes its access directly off Manor Avenue which borders the site to the north.

The site is largely rectangular, albeit it aligns with the bend in Manor Avenue to create a curved site. It is otherwise flat and currently laid to tarmac.

PLANNING POSITION

The property is under the ownership and jurisdiction of Trafford Borough Council as part of its ownership of the adjacent allotments.

The site falls within the boundary of Urmston, albeit to the south of the Urmston town centre boundary. Development of the site could take many forms subject to planning consent. A planning brief has been completed by Savills planners and will be made available to interested parties, however Jonathan Ainley is available to discuss in more detail (jainley@savills.com).

PROPOSALS

On behalf of Trafford Council, Savills are instructed to seek offers for the property. The preference is for unconditional offers however conditional offers will also be considered.

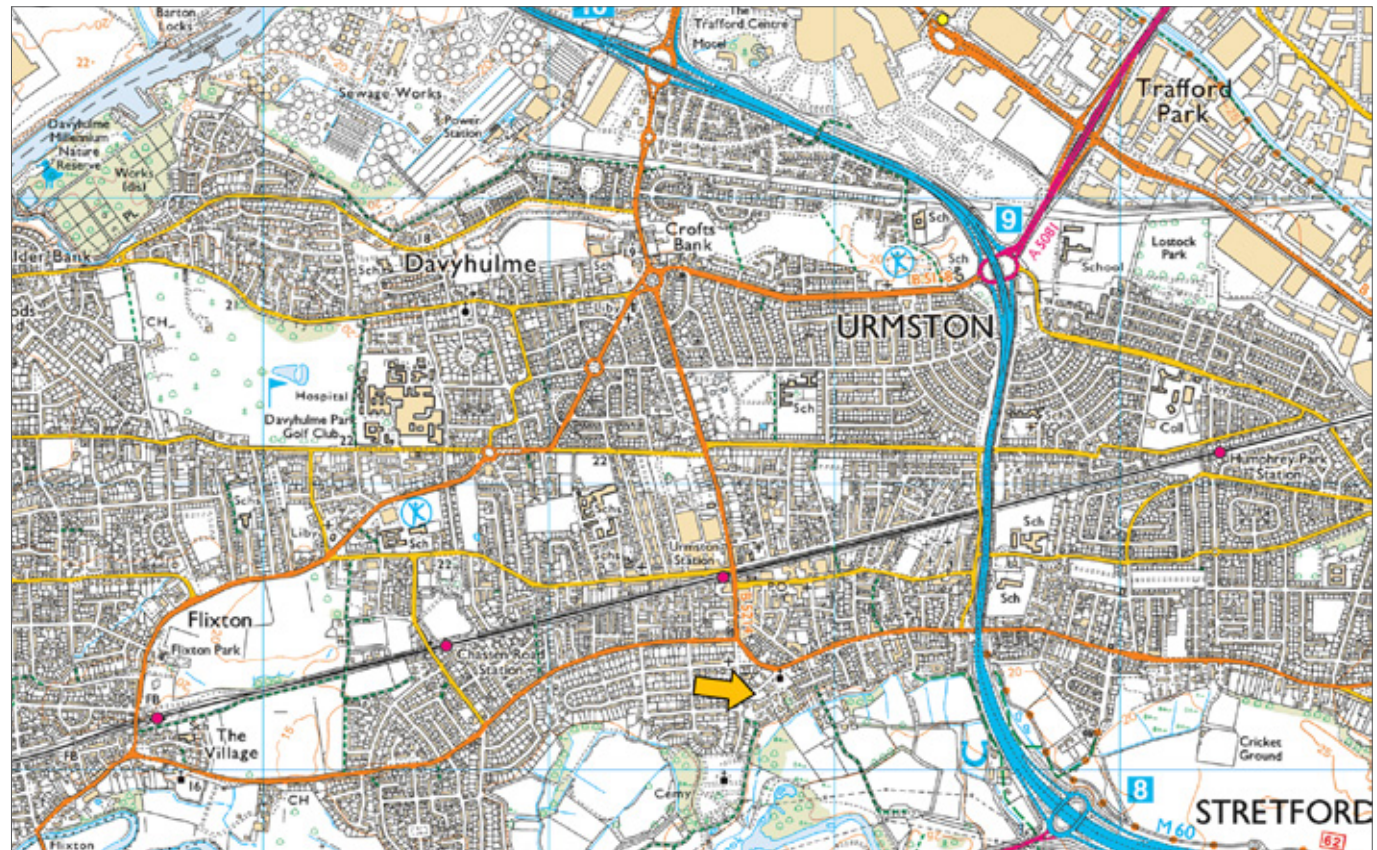
PROCESS

In the first instance, we would invite parties to confirm their interest via e-mail to either Ned Books or Ed Rooney using the details below. Thereafter, you will be provided with the necessary technical legal and planning information that is available.

You will also be provided with a detailed bid proforma that parties will be required to complete fully as part of their bid. The proformas are to be submitted electronically, along with any supporting material, to Ned Brooks or Ed Rooney by the confirmed tender deadline date.

VIEWING

The property may be viewed from the roadside however accompanied viewings can be arranged. Please contact Ned or Ed on the details below.





SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the building.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The property is elected for VAT and will therefore be payable at the prevailing rate.

CONTACT

For further information please contact:



Ned Brooks

Savills Manchester
nbrooks@savills.com
+44 (0) 7812 249 394

Ed Rooney

Savills Manchester
erooney@savills.com
+44 (0) 7807 999 801

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | December 2023