



Colliers

TO URMSTON TOWN CENTRE

TO THE TRAFFORD CENTRE

**FOR SALE**

**LAND AT BARTON ROAD**  
DAVYHULME URMSTON TRAFFORD  
GREATER MANCHESTER M41 7NG

  
eccleston  
HOMES



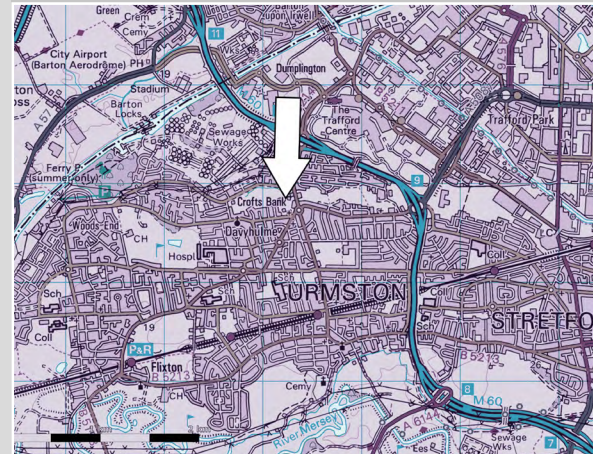
# Executive Summary

**COLLIERS ON BEHALF OF ECCLESTON HOMES, IS PROUD TO PRESENT AND OFFER FOR SALE THIS PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY.**

- > PLANNING CONSENT FOR 57 RESIDENTIAL UNITS.
- > GROSS C.4.28 ACRE (1.73HA) SITE.
- > EXCELLENT TRANSPORT LINKS.
- > CLOSE PROXIMITY TO JUNCTION 10 OF M60.

**COMPREHENSIVE UNCONDITIONAL BID PROPOSALS** ARE SOUGHT FROM PURCHASERS WHO CAN DEMONSTRATE AN EXEMPLARY TRACK RECORD OF ACQUIRING AND DELIVERING DEVELOPMENT OF SIMILAR OPPORTUNITIES.

# Location



The site is situated within Davyhulme, Trafford, just under a mile south west from the Trafford Centre, 3.3 miles from MediaCityUK and 6 miles west of Manchester City Centre. Fronting Barton Road, this location provides easy access to the M60 and wider regional and national motorway network.





# The Site

## DESCRIPTION

The site comprises approximately c.4.28 acres (1.73Ha) and has a generally level topography slightly rising up from Barton Road. Bounded by residential homes, Our Lady of the Rosary Roman Catholic Primary School and Broadway Park Playing Fields, the site is occupied by a derelict semidetached dwelling, Brook House, a scrap yard/open storage area with associated hardstanding.

## TENURE

The site is held freehold with vacant possession available on completion. Land registry details are available for consideration.

## SITE PLAN



## PLANNING

A planning decision notice was issued 10th May 2024 granting planning permission to erect 57 new homes - application number 112477/FUL/23. Full details can be found within the dataroom.

## SERVICES

It is understood that all mains services are available to the property. A utility report is available as part of the Information Pack. Interested parties are to make their own enquiries and satisfy themselves before entering a contract to purchase.

## GROUND CONDITIONS

A full intrusive site investigation report is available for interested parties to satisfy themselves as to ground conditions prior to entering a purchase contract.

## ADDITIONAL INFORMATION

A full Information Pack is available for inspection and download within a dedicated electronic data room.



# Proposals

**COMPREHENSIVE AND IDEALLY UNCONDITIONAL BID PROPOSALS ARE BEING SOUGHT BY A SPECIFIC DATE TO BE CONFIRMED SEPARATELY AND SHOULD INCLUDE AT LEAST THE FOLLOWING:**

- > Precise and full purchaser details including track record of acquiring similar opportunities.
- > Full proposal details.
- > Offer price and payment profile, VAT will be applicable.
- > Proposed timescales and details of pre-contract due diligence, exchange and completion of purchase.
- > Confirmation of internal approval procedure.
- > Conditions if any.
- > Full financial details confirming method of funding the land purchase.
- > Solicitor contact details.

## CONDITIONS

**Written offers are to be submitted to Colliers via email.**

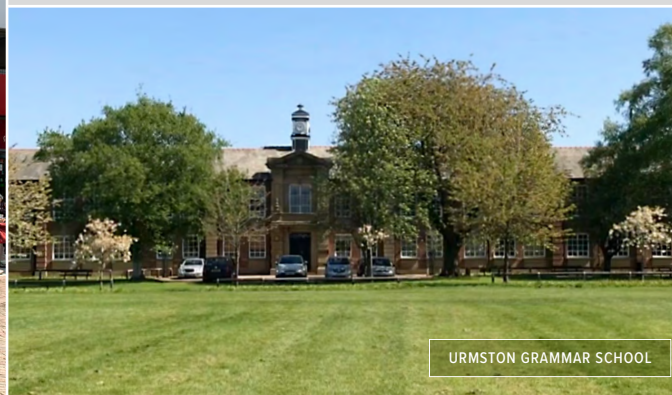
- > All offers to be submitted by a date to be confirmed separately.
- > All offers must be for a specific sum of money plus VAT.
- > The vendor does not undertake to accept the highest or any offer.
- > The selected purchaser will need to be validated for money laundering regulations.

## VIEWING

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent Colliers.



URMSTON TOWN CENTRE



URMSTON GRAMMAR SCHOOL

## Contacts

### MIKE BRASSINGTON

T 0161 831 3317

M 07825 032635

[mike.brassington@colliers.com](mailto:mike.brassington@colliers.com)

### JAMES STRONG

T 0161 831 3325

M 07484 306821

[james.strong@colliers.com](mailto:james.strong@colliers.com)



Chancery Place  
Brown Street  
Manchester | M2 2JT

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