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Land At St Modwen Rd, Barton Dock Rd,  
Manchester M32 0ZF

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**FOR SALE**

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Development Land / Freehold  
Opportunity

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**5.14 Acres  
(2.08 Hectares)**

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# Land At St Modwen Rd, Barton Dock Road, Manchester M32 0ZF

## DESCRIPTION

A unique opportunity to purchase a freehold plot in Trafford Park. The site is suitable for development or open storage requirements, (subject to relevant planning permission being obtained). The site is predominately flat in layout and currently made up of stone/gravel and grassland. Historically there was a rail track running the length of the site which has been fully removed. Early planning enquiries with the local authority to promote future employment uses, have been positive.

- ✓ Rare freehold opportunity
- ✓ Development opportunity (STP)
- ✓ Prime location
- ✓ Excellent transport links



	Acres	Hectares
Total	5.14	2.08

## VAT

All prices, premiums etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

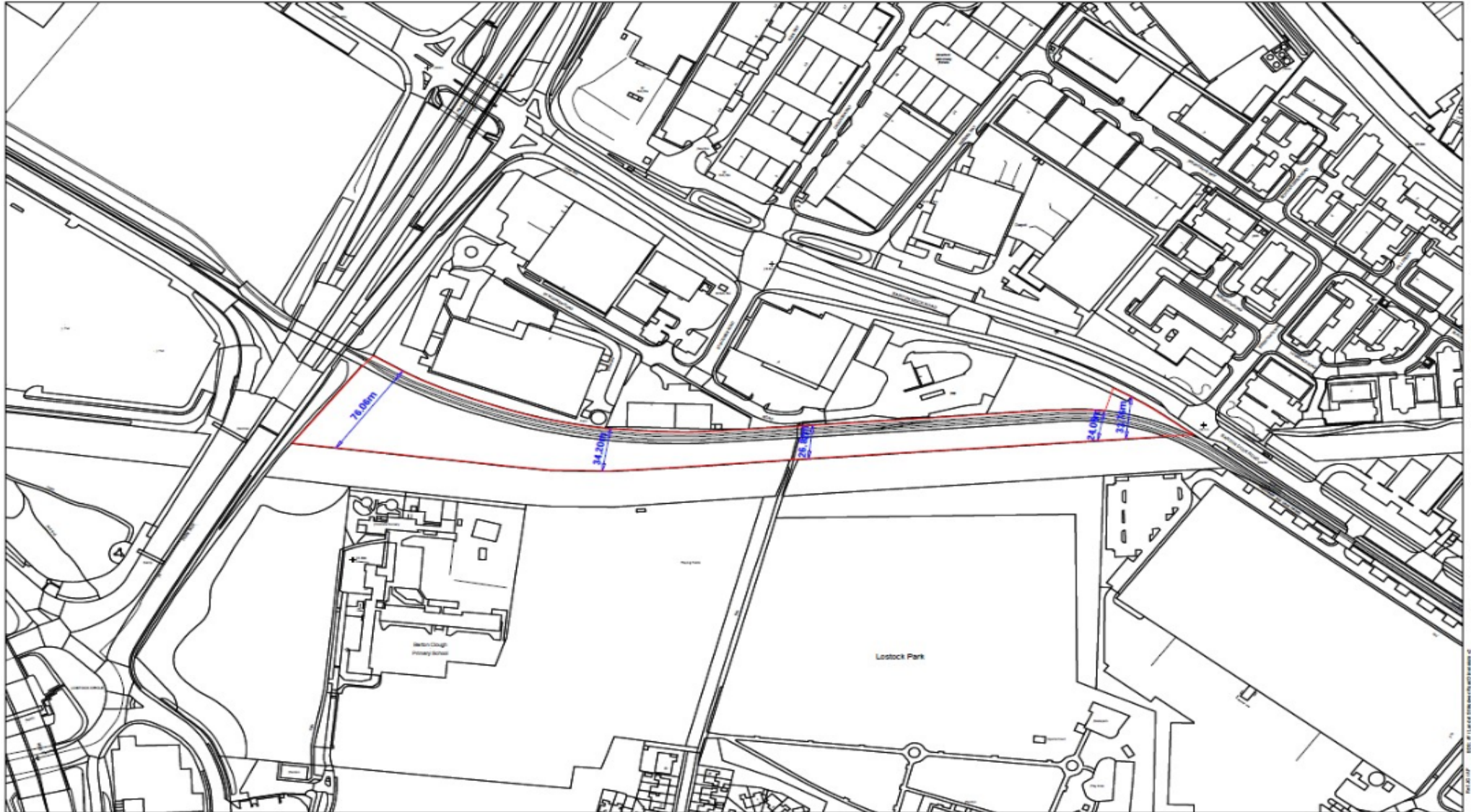
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The site is available by way of a freehold purchase.





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## LOCATION

The site is located in Trafford Park, Manchester's prime industrial park. Situated at the end of St Modwen Road, the site is directly accessed via Barton Dock Road providing direct access onto the M60.

## DRIVE TIMES

M60 Junction 9	- 0.3 miles ( 3 mins)
M56	- 4.7 miles (8 mins)
M62 Junction 12	- 2.6 miles (12 mins)
M6, Junction 21A	- 11.2 miles (18 mins)
Manchester Airport	- 8.9 miles (10 mins)
Manchester City Centre	- 4.8 miles (16 mins)

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



**Lambert  
Smith  
Hampton**

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