



THOMAS ST.
STRETFORD
MANCHESTER M32 0JT

FREEHOLD DEVELOPMENT OPPORTUNITY
EXTENDING TO CIRCA 3.45 ACRES
(1.4 HECTARES)



Boundary lines shown for identification purposes only

ENTER



SUMMARY

- Freehold and Long Leasehold development opportunity extending to circa 3.45 acres (1.4 hectares)
- Potential for development of residential and commercial uses subject to planning
- Attractive location adjacent to the Bridgewater Canal, close to Old Trafford Football and Cricket Grounds
- Circa 2 miles from the M60 and Trafford Park Industrial Estate and less than half a mile from the A56 and Trafford Park Train Station, offering direct connections to both Manchester and Liverpool



LOCATION

The Property lies within Trafford, a metropolitan borough of Greater Manchester. It is circa 3.5 miles south east of Manchester City Centre, as well as circa 2 miles south of Salford Quays and Trafford Park Industrial Estate, with Manchester International Airport circa 8 miles to the south.


To the north of the Property is the Longford Trading Estate, with the RAC's offices to the south. To the west of the Property is the Bridgewater Canal, beyond which is Stretford Marina and residential flats and houses. To the east of the Property is Thomas Street, beyond which is predominantly 2 storey terraced housing.


Thomas Street connects with the A56 to the south, which is a major arterial road connecting with the M60 to the south west and the A57 (M) to the north east.

The nearest train station is Trafford Park less than 0.5 mile to the west, which offers direct connections to Manchester and Liverpool. Manchester Piccadilly Train Station is approximately 4 miles to the north east of the Property which offers direct connections to Liverpool (40 minutes), London (just over 2 hours), Leeds (1 hour), Edinburgh (3 hours 15 minutes) and Birmingham (1 hour 30 minutes).

Stretford Tram Stop, Stretford Mall and Old Trafford Football and Cricket Grounds are all less than 1 mile from the Property. Planning permission for the redevelopment of Stretford Mall has been granted, including a new market hall, the refurbishment of the multi-storey car park, and the creation of a public square, with completion of phase 1 of the work expected in summer 2024.




Liverpool 40 mins
Leeds 1 hr
Birmingham 1 hr 30 mins
London 2 hrs 10 mins
Edinburgh 3 hrs 15 mins


Liverpool 50 mins
Leeds 1 hr 5 mins
Birmingham 1 hr 50 mins





SALFORD QUAYS/MEDIA CITY

MANCHESTER UNITED F.C.

MANCHESTER CITY CENTRE

OLD TRAFFORD
CRICKET GROUND

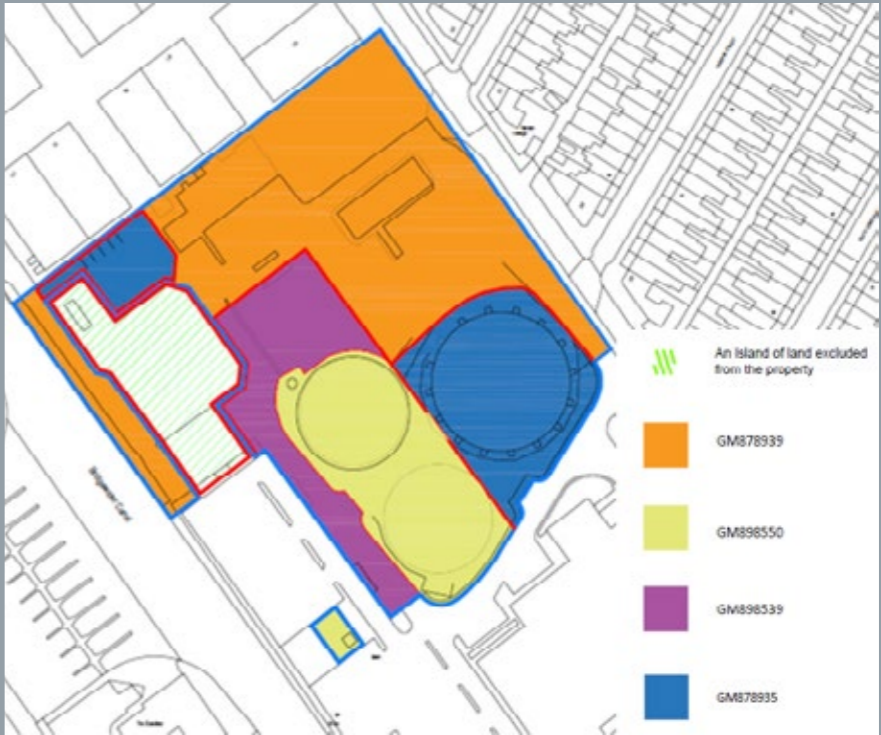
RAC

Boundary lines shown for identification purposes only



Boundary lines shown for identification purposes only

OWNERSHIP PLAN:



DESCRIPTION

The Property is a former National Grid Gas Holder and depot site extending to approximately 3.45 acres (1.4 hectares) in total, as edged blue on the Ownership Plan, with frontage to both the Bridgewater Canal to the west and Thomas Street to the east. The title of the Property comprises part freehold and part long leasehold as set out below and indicatively shown on the Title Plan:

- Freehold GM878939 and GM878935 owned by National Grid Property Holdings Limited
- Long Leasehold GM898550 and GM898539 held by National Grid Property Holdings Limited.

The former gas holders have been demolished but the underground holder voids have not been infilled, with indicative volume information provided in the data room.

The buildings within the northern section of the Property comprise of the following, with EPCs for the buildings are available in the data room;

- 2 storey office building
- Warehouse with ancillary storage accommodation and staff facilities

Excluding the holder voids and buildings, the Property is predominantly level with hard standing groundcover. As a whole, the Property is relatively regular in shape, save for operational gas compound shown edged red and cross hatched green on the Ownership Plan, which is owned by Cadent and therefore does not form part of the Property to be sold.

DEVELOPMENT CONSIDERATIONS

The Property is within one of the 'Main Industrial Areas' and 'Priority Areas for Regeneration' (Gorse Hill) identified on the Trafford Local Plan Composite Policies Map under Policies E7 and H9 of the Trafford Unitary Development Plan 2006.

Policy E7 states the Council will permit development for business, industry, storage/distribution and similar appropriate uses within the 'Main Industrial Areas'.

Policy H9 notes that a Neighbourhood Renewal Area has been declared in Gorse Hill and through this initiative the Council will:

- i) Improve the area's housing stock and quality of environment;
- ii) Mitigate the effects on the area of traffic and industry;
- iii) Continue the programme of environmental improvements along Chester Road (A56).

We understand that Trafford Council does not currently have a 5 year housing land supply so an application for residential development on the Property may be considered more favourably due to this.

The Property is identified within Flood Zone 1 (an area with a low probability of flooding).



Boundary lines shown for identification purposes only

NEARBY DEVELOPMENTS

Planning permissions recently granted for new development in the area surrounding the Property include the following:



Land to the North of Station Road, Stretford

Application for the approval of reserved matters for appearance and landscaping pursuant to 89551/OUT/16 for the erection of five 2 storey residential blocks to create 10 apartments, car park, open space and associated external works. Approved 5 February 2021 (ref. 100629/RES/20)



Former Itron Site Talbot Road Stretford M32 0XX

Demolition of existing structures and erection of 282 dwellings (191 apartments 91 houses) with associated parking and landscaping. Approved 5 April 2019 (ref. 95723/FUL/18)



TITLE

The Title Summary Report provides further details on the terms of the Long Leasehold titles GM898550 and GM898539, as well as the leases which the Property is subject to, including the following:

- A telecommunications mast located to the south of the Property (within Title GM898550), which we understand is subject to a long lease at a peppercorn rent.
- A lease to construct a surface water outfall dated 22 October 1982 to British Gas Corporation for 60 years from 1 January 1982.
- A substation lease dated 6 March 2006 made between (1) National Grid Property Holdings Limited and (2) United Utilities Electricity plc for 99 years from 1 June 2000 at a peppercorn rent

There are various rights and covenants that relate to the Property, including easements relating to above and below ground service media. Further details on these are set out in the Title Documents and Title Summary Report. Cellnex is also seeking a wayleave for a new cable either running through the Property or adjacent to it.

ENVIRONMENTAL

Factual environmental information relating to the Property is provided in the Land Condition Summary Statement and redacted Environmental Reports.

SERVICES

Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory body. BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.



Boundary lines shown for identification purposes only



Boundary lines shown for identification purposes only

FURTHER INFORMATION

Further information on the Property is available in the data room (www.ThomasStreet-Stretford.co.uk), including:

- Title Documents
- Title Summary Report
- Land Condition Summary Statement and redacted Environmental Reports
- Topographical Survey
- EPC
- Draft Heads of Terms (including non negotiable environmental provisions),
- Indicative Holder Void volume information
- Cellnex proposed way leave information.

METHOD OF SALE

Both unconditional and conditional offers for the freehold interest of the Property with limited title guarantee, are invited by way of informal tender on or before 12 noon on 20 April 2023. Whilst the seller's preference is for unconditional offers, conditional bids will be considered.

Details on the requirements for offers will be released to interested parties prior to the offer deadline. However, all offers should confirm that the seller's non-negotiable environmental provisions are accepted and include details of the following for the buyer:

- Track Record i.e. experience and / or knowledge of developing Brownfield sites.
- Intent i.e. demonstrable intent to develop the Property through planning system
- Covenant Strength i.e. financial credibility and ability to absorb and manage the anticipated costs

VAT

We understand that the Property is elected for VAT and therefore VAT may be chargeable on the sale.

ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VIEWINGS

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Property. Viewers and visitors of the Property do so at their own risk.

CONTACT

For more information, access to the data room or to arrange a viewing, please contact the sole agent:

Alisdair Gillespie

T 0114 263 9200

E alisdair.gillespie@realestate.bnpparibas

Alex Willis

T 0114 263 9200

E alex.willis@realestate.bnpparibas



**BNP PARIBAS
REAL ESTATE**

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2023. RB&Co 0161 833 0555. www.richardbarber.co.uk