

# FREEHOLD DEVELOPMENT OPPORTUNITY

LAND AT HEATH FARM LANE AND SINDERLAND ROAD  
PARTINGTON, GREATER MANCHESTER M31 4EH

CIRCA 14.36 ACRES (5.81 HECTARES)

POTENTIAL FOR DEVELOPMENT  
SUBJECT TO PLANNING



FOR  
SALE



LAND AT HEATH FARM LANE AND SINDERLAND ROAD  
PARTINGTON, GREATER MANCHESTER M31 4EH

## SUMMARY

- Freehold development opportunity extending to circa 14.36 acres
- Potential for development subject to planning
- 10.9 miles from Manchester City Centre and 9.4 miles from Manchester Airport
- Proposed for residential development in the New Carrington GMSF Masterplan (September 2020)

# LOCATION

The property is situated 1.1 miles east from Partington, a town in the borough of Trafford, Greater Manchester. The property is approximately 10.5 miles from Warrington and 10.9 miles from Manchester City Centre.

Vehicular access to Partington is via the A6144, which connects to J8 of the M60 (approximately 4 miles to the east). The M60 provides connections to Manchester (to the north east), Stockport (to the east), the M62 (to the north) and the M56 and Manchester Airport (to the south). The M6 lies approximately 6 miles to the south west of the property, providing access to the north and south of the country.

Vehicular access between Partington and the motorway network is to be improved with the proposed Carrington Relief Road scheduled to open in Summer 2028 (see Carrington Relief Road ([trafford.gov.uk](http://trafford.gov.uk))).

The nearest train stations are Flixton and Navigation Road, which together offers direct connections to Manchester, Warrington, Liverpool and Chester.

**THE M60 PROVIDES CONNECTIONS TO MANCHESTER (TO THE NORTH EAST), STOCKPORT (TO THE EAST), THE M62 (TO THE NORTH) AND THE M56 AND MANCHESTER AIRPORT (TO THE SOUTH)**

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# DESCRIPTION

The property extends to 14.36 acres (5.81 hectares) across title number GM884860 and is accessed via Heath Farm Lane. However, there is currently no direct vehicle access to the property via an adopted road.

The property is an irregular shape and comprises part-hardstanding with wooded areas. There is an overhead power line directly above the property with transmission towers situated north and south of the property boundary. A dismantled railway is North of the property's perimeter.

The property is surrounded by fields with Linden Homes Residential development to the West. Linden Homes are bringing forward up to 600 new homes across the 72 acre former gas storage site.

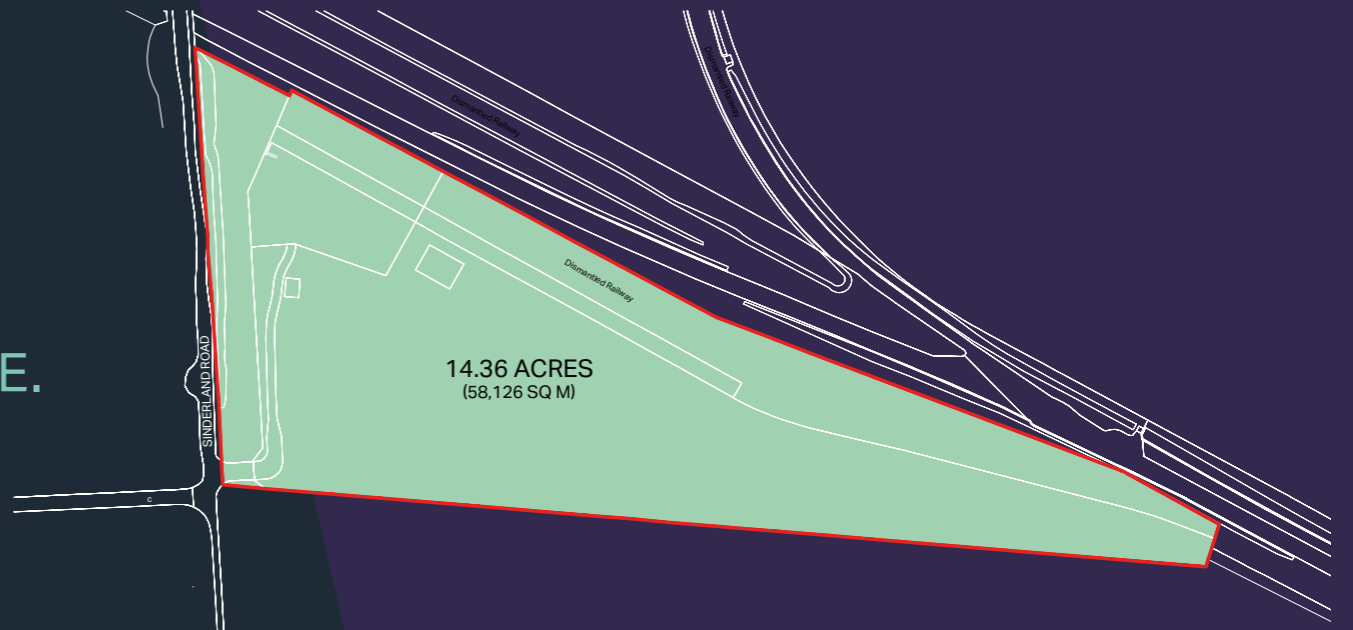
Further North of the property, there is existing industrial uses, as well as the proposed 'Carrington Village', a mixed-use scheme set across 1,665 acres. The scheme is expected to deliver over 5,000 new homes, approx. 360,000 sqm of employment floorspace, 2 new primary schools, 3 new village centres, enhanced walking and cycle links and the Carrington Relief Road. The relief road is expected to provide additional capacity, improve access and reduce traffic through Carrington Village and the Isherwood Road / Manchester Road Junction.

Businesses located in close proximity of the property include BCA Logistics Hub, Hilti Distribution, FLX Logistics, and Carrington Business Park.

The extent of the property's boundary is roughly outlined in red.

**SURROUNDED BY FIELDS WITH LINDEN HOMES RESIDENTIAL DEVELOPMENT TO THE WEST - BRINGING FORWARD UP TO 600 NEW HOMES ACROSS THE 72 ACRE FORMER GAS STORAGE SITE.**

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Linden Homes  
up to 600 new homes

HEATH FARM LANE

SINDERLAND ROAD

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CARRINGTON BUSINESS PARK

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# DEVELOPMENT CONSIDERATIONS

Linden Homes  
up to 600 new homes

HEATH FARM LANE

SINDERLAND ROAD

Trafford Council adopted the Core Strategy in January 2012 and Carrington has been identified as a key strategic location with an opportunity to reduce the isolation of Carrington and Partington by creating a new mixed-use sustainable community on large tracts of former industrial brown-field land. The Core Strategy considers the location able to deliver: 1,560 residential units, 75 hectares of employment land, new road infrastructure, improvement to existing public transport infrastructure, community facilities and green infrastructure.

The Core Strategy also highlights Partington itself and a priority regeneration area.

According to the Trafford Composite Local Plan Policies Map, the property is within the following allocations of the Trafford Revised UDP (Adopted June 2006):

- "Main Industrial Areas" (see Saved Policy E7)
- "Derelict Land Reclamation" (see Saved Policy ENV32); and
- "Special Health and Safety Development Control Sub-Areas" (see Saved Policy D5)

Notwithstanding this, the New Carrington GMSF Masterplan (September 2020), was produced by Trafford Council and AECOM to support the delivery of the New Carrington

Strategic Site allocation in the draft Greater Manchester's Plan for Homes, Jobs, and the Environment (the GMSF). In this Masterplan document, the property is proposed for residential development on the Indicative Masterplan (see extract below).

The property also falls within Flood Zone 1 (an area with a low probability of flooding).

Interested parties should contact Trafford Council, well as review the Title Summary Report and available on the data room, as well as to make enquiries with the utilities providers for up to date information.

## Indicative Masterplan



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# OTHER DEVELOPMENTS

Recent planning applications in the area include:

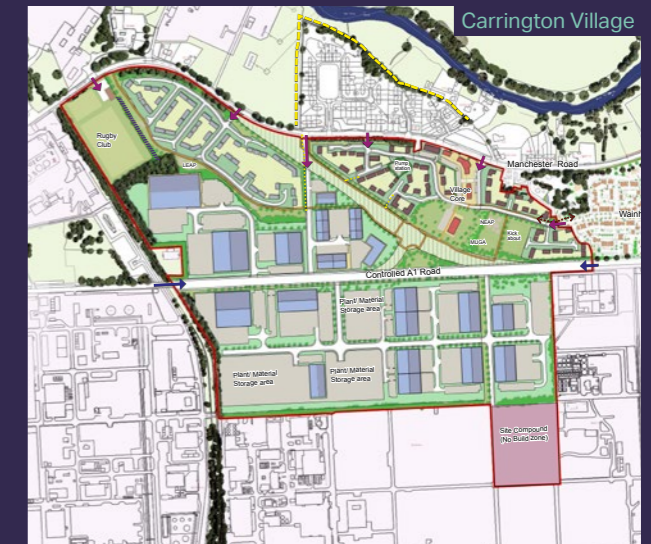
**Linden Homes** – west of the site, planning application submitted in June 2018. Hybrid application comprising: - a) Application for full planning permission for the clearance and remediation of the existing site and the erection of 148 dwellings with access from Broadway and associated works including the provision of internal estate roads, parking and turning circle, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-station, and sustainable urban drainage works; and, b) Application for outline planning permission for the erection of up to 452 dwellings with access from Broadway and associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-stations, and sustainable urban drainage works drainage principles. Ref: 94949/HYB/18. Status is approved with conditions.



**Voltage Park** – North of site, application was submitted March 2019.

Erection of five buildings for use within Use Class B8 (Storage & Distribution) to provide flexible employment purposes with ancillary offices, car parking, landscaping, service yard areas, ancillary uses and associated external works and operational development including remediation and ground levelling works. Ref: 97261/FUL/19. Status is approved with conditions.

**Carrington Village** - north of site, application was submitted November 2019. Outline application for the erection of up to 320 dwellings, erection of up to 668,000 sq ft (62,057 sq m) employment floorspace (Use Classes B1/B2/B8 including open storage), erection of up to 12,917 sq ft (1,200 sq m) retail/health floorspace (Use Classes A1/D1), demolition of existing buildings and structures, re contouring of the site to form development platforms, creation of public open space, rugby pitch relocation along with new flood-lit training pitch, erection of replacement rugby clubhouse, landscaping and ecological works, noise mitigation, electrical sub stations, pumping stations, car parking and vehicle, cycle and pedestrian circulation including details of 5 access(s) off Manchester Road to serve residential, employment, retail/health development and 2 emergency access points off the A1 private road. Approval sought for access with all other matters reserved. Ref: 99245/OUT/19. Status is approved with conditions.



**Wain Estates** - north of the site, planning application submitted November 2022. Outline application with all matters reserved for an employment park comprising up to 95,000 sq.m Use Class B2/B8 floorspace with ancillary offices and Use Class B8 open storage. Ref: 109755/OUT/22. Status is awaiting decision.

# FURTHER INFO

## ENVIRONMENTAL

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

## DATA ROOM

Further information on the property are available in the data room <http://sinderlandroad-partington.co.uk>:

- Title Documents & Title Summary Report
- Topographical Survey
- Land Condition Summary Statement and redacted Environmental Reports
- Draft Heads of Terms (including non negotiable environmental provisions)

## VAT

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

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## METHOD OF SALE

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 9th November 2023.

Details on the requirements for offers (including overage), 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.

## 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

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.





# PARTINGTON



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# FREEHOLD DEVELOPMENT OPPORTUNITY EXTENDING TO CIRCA 14.36 ACRES

## CONTACT

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

**Iain Cairns**

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E [iain.cairns@realestate.bnpparibas](mailto:iain.cairns@realestate.bnpparibas)

**Alex Willis**

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**BNP PARIBAS  
REAL ESTATE**

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RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

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