



**FOR SALE  
STADIUM POINT**

M62

M60 Motorway -  
0.5 miles  
(2 minute drive)

M62 Motorway -  
1.2 miles  
(4 minute drive)

Trafford Park  
2 miles  
(5 minute drive)

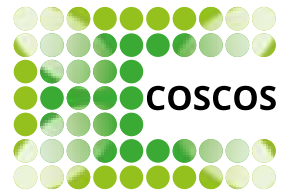
M60

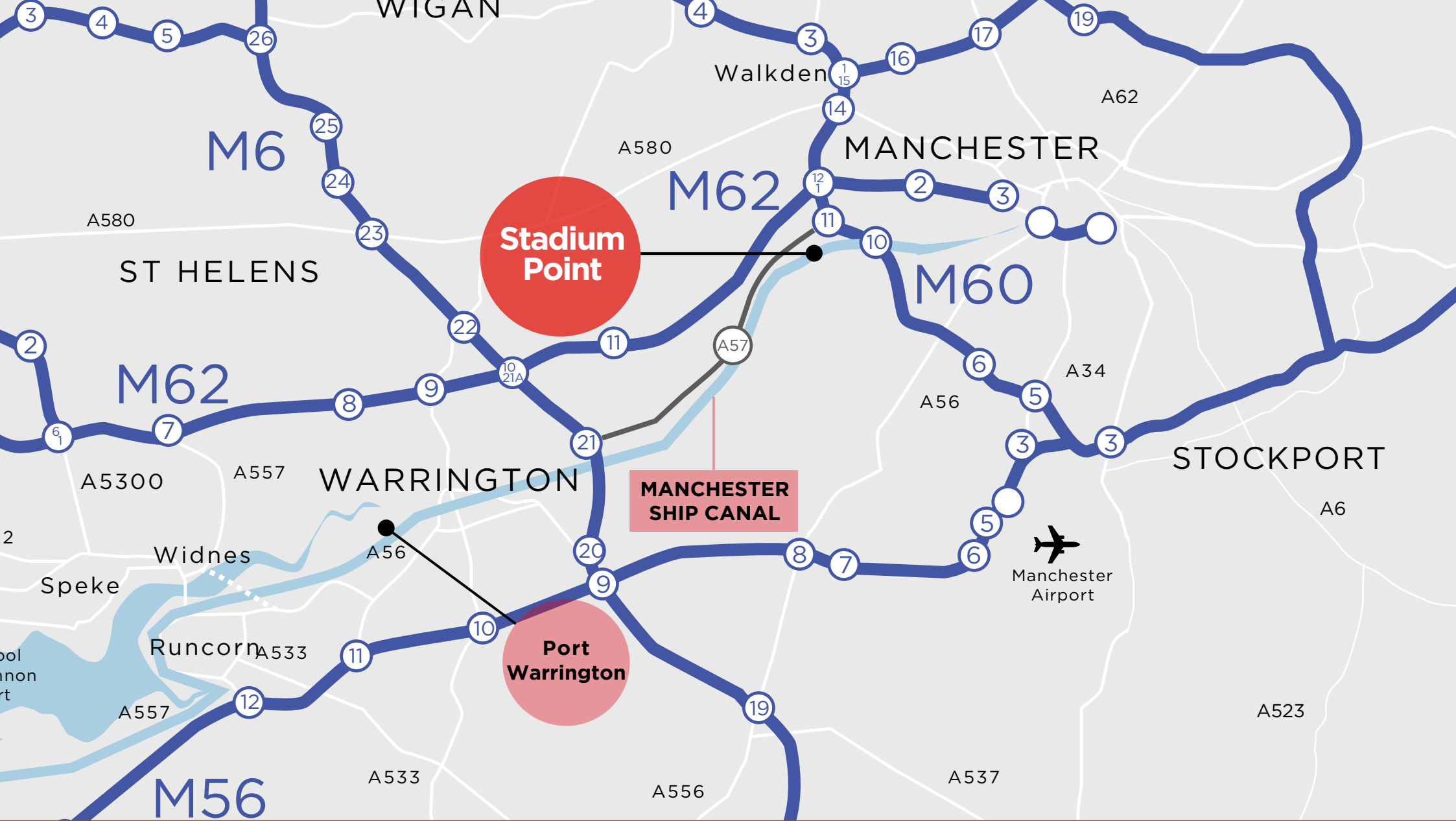
**KEY HIGHLIGHTS**

- 4.98 acres in total
- May suit alternative uses (STPP)
- Development/Open storage opportunities
- In very close proximity to Junction 11 of the M60 motorway
- Adjacent to the AJ Bell Stadium and the future landmark development, Port Salford

**FOR SALE - 4.98 ACRE  
FREEHOLD SITE**

Stadium Point  
Barton Upon Irwell, Eccles, Manchester M30 7EY





## Location

2 min drive from Junction 11 M60  
5 min drive from Junction 12 M62  
10 min drive from Junction 21A M6



## Location

Stadium Way can be accessed off the A57 (Liverpool Road) from either Junction 11 of the M60 or from Irlam to the west. The site is in an extremely prominent location, lying west of Manchester city centre and on the edge of Trafford Park and into Trafford Centre. In addition the newly built Salford Western Gateway Bridge provides other access routes to the east. The plot sits adjacent to the AJ Bell stadium which is within walking distance of the new metrolink line servicing the Trafford Centre.

## Description

The site is suitable for development or open storage requirements, subject to relevant planning permissions being obtained. The site is predominantly flat in layout and currently made up of stone, gravel and grassland.

## Accommodation

4.98 acres (2.01 ha)

## Price

On Application.

## Tenure

We are informed the property is held Freehold.

## Legal Costs

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

## Business Rates

For information on business rates we recommend that parties make their own enquiries through the local authority.

## VAT

All figures quoted are exclusive of but may be subject to VAT at the prevailing rate.

## Data Room

Access available on request

### IMPORTANT NOTICE

Peel Land & Property gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published June 2020.

# Details





# Contact

For further information



Guy Jackson  
07525 631 305  
guy@rockrealestate.co.uk



Jonathan Williams  
+44 (0) 7870 183 405  
jonathan.williams@savills.com

