

FOR SALE



- The site of the former Trinity Bowling Club
- In the heart of Sale Moor and close to Sale Town Centre.
- Potential for a residential development subject to all necessary consents and access.
- 2 Metrolink Stations easily accessible, and the Motorway network minutes away by car.

**LAND AT TRINITY BOWLING CLUB
TEMPLE ROAD
SALE
M33 2FA**

OFFERS IN EXCESS OF £600,000



SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council.

POSTCODE

M33 2FA.



FURTHER INFORMATION & VIEWINGS

ON 01625 462 333

Strictly by appointment with our Land & New Homes Division.

NOTICE: Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i)the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii)all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii)no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DESCRIPTION

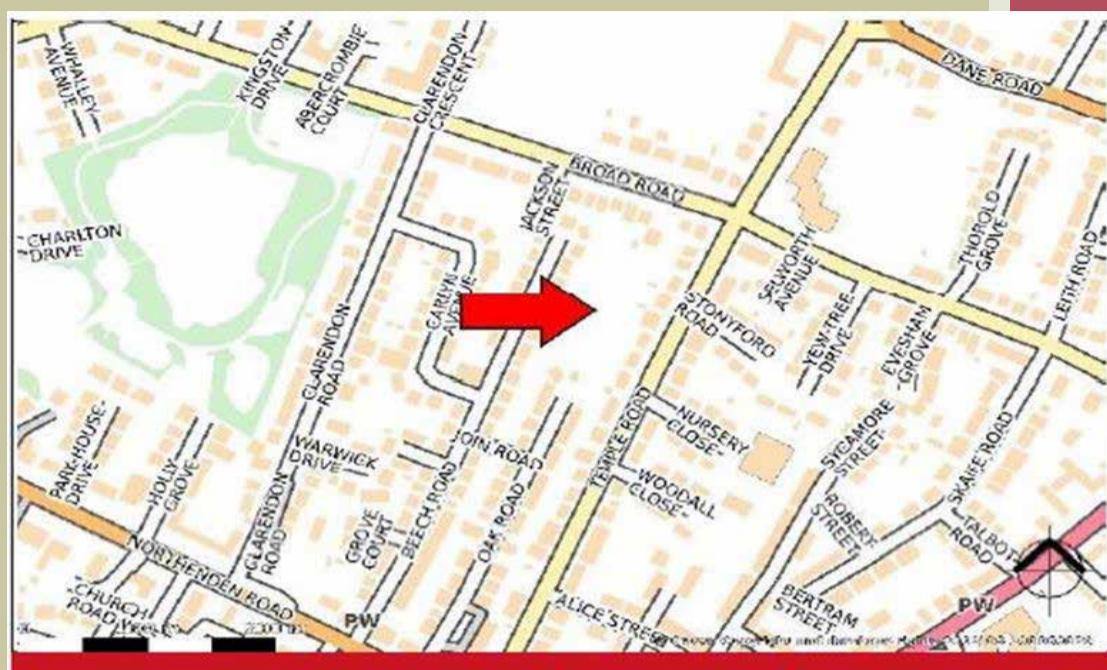
This is a unique chance to purchase a parcel of land in a prime location in Sale, which has seen a tremendous growth in real property values over the last 5 years.

Occupying a splendid location on Temple Road, this level site was formerly The Trinity Bowling Club, which is now no longer in use, and is offered for sale to the open market.

We are happy to listen to proposals and ideas for the site from interested parties.

We have made use of a local architect who has drawn a couple of residential schemes and has spoken to the Local Authority, and we are able to pass on his details to seriously interested parties if required.

We are seeking expressions of interest at this stage, and after dialogue with potential purchasers, we would expect to be inviting proposals in writing for onward transmission to our clients.



Street Map (not to scale)

CONTACT OUR LAND & NEW HOMES DIVISION

ON 01625 462 333
FOR MORE INFORMATION

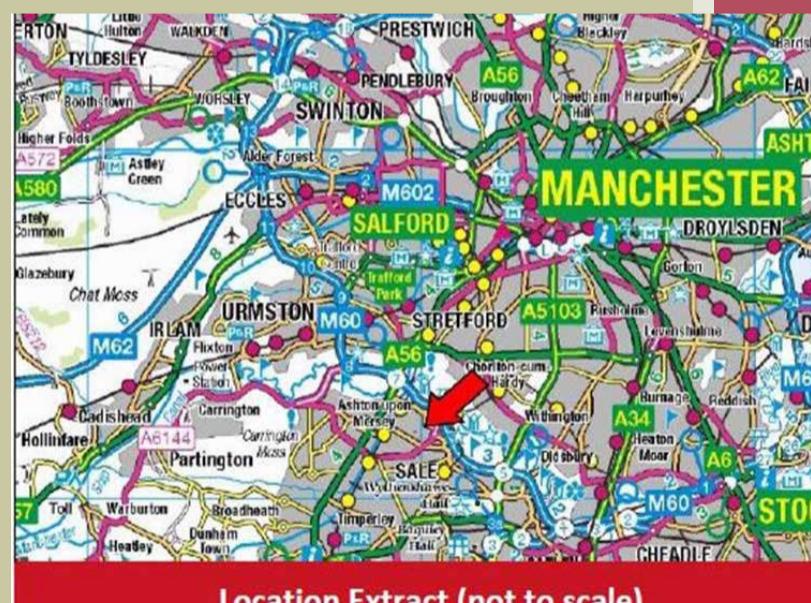


LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

VIEWING

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Location Extract (not to scale)

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