

FOR SALE

LAND AT
**CHESTER ROAD,
OLD TRAFFORD**

SITE AREA - 2.33 ACRES
(0.943 HECTARES)

DEVELOPMENT OPPORTUNITY
(SUBJECT TO PLANNING)

CBRE

 **SIAGROUP**
ASSET INGENUITY®





MANCHESTER CITY CENTRE

DEANSGATE/CASTLEFIELD

DEANSGATE/CASTLEFIELD

CORN BROOK

2.33 ACRE SITE

THE OPPORTUNITY

The Chester Road site extends to approximately 2.33 acres (0.943 hectares) and is located in Old Trafford in close proximity to Manchester City Centre.

The site is currently split into three parcels, these constitute the distinct site located between Chester Road and Wright Street. This site had a previous permission for apartment development and has a listed façade fronting Chester Road. The second parcel is a triangular site, to the north of Wright street, which to date is undeveloped.

The final parcel is the former Empress Mill and associated land adjacent. Empress Mill was converted and occupied before closure due to the buildings failure to meet building standards. This area of the site is to the south of Empress Street and also bounded by Wright Street. The surface car park is in the ownership of Trafford Borough Council. The opportunity is located to the edge of the emerging 125-acre Civic Quarter Masterplan. This area masterplan sets out Trafford Councils 15-year plan to regenerate the area for the delivery of a mixed-use development delivered over five unique neighborhoods.

LOCATION



 **20 MINUTES**
DRIVE TO MANCHESTER AIRPORT

 **2 HOURS**
TO LONDON VIA RAIL

The opportunity is located in Old Trafford which falls within the administrative boundary of Trafford Borough Council. Due to the site's position in Old Trafford, the site is extremely well connected both locally and nationally.

Manchester City Centre is located approximately one mile north east of the site and can be easily accessed via the A56 (Chester Road).

Trafford Bar Metrolink station can be accessed within walking distance to the site and provides direct services to Manchester City Centre every five minutes on average in journey times of seven minutes. In addition, the station provides direct and regular services to the Trafford Centre, Manchester Airport and surrounding towns located within Greater Manchester. There are also a number of bus services which run throughout Trafford Park.

Manchester Piccadilly Train Station is located two miles east of the site providing national services including regular direct services to London in journey times of two hours.

There is wealth of amenity which serves the area including shops, supermarkets, bars and restaurants. White City Retail Park is also located just 0.8 miles from the site. In addition, there is a wealth of public open space within the surrounds including Seymour Park, Hullard Park and Gorse Hill Park.

Old Trafford football stadium is located 0.9 miles away the site and is the home of Manchester United Football Club which attracts in excess of 2.5 million visitors per year, with Old Trafford Cricket Ground located one mile away

An aerial photograph of a city, likely Glasgow, showing a river winding through the urban landscape. The river is bordered by a railway line and various buildings, including residential blocks and industrial structures. The city is densely packed with buildings, and the river provides a natural boundary and a central waterway. The lighting suggests a clear day with some shadows, indicating it might be late afternoon or early morning.

PLANNING CONTEXT

The site falls within a conservation area. However, the site does not fall within a flood risk area nor are there any statutory land use designations that impact the site, monuments, parks or gardens that lie in immediate proximity to the site.

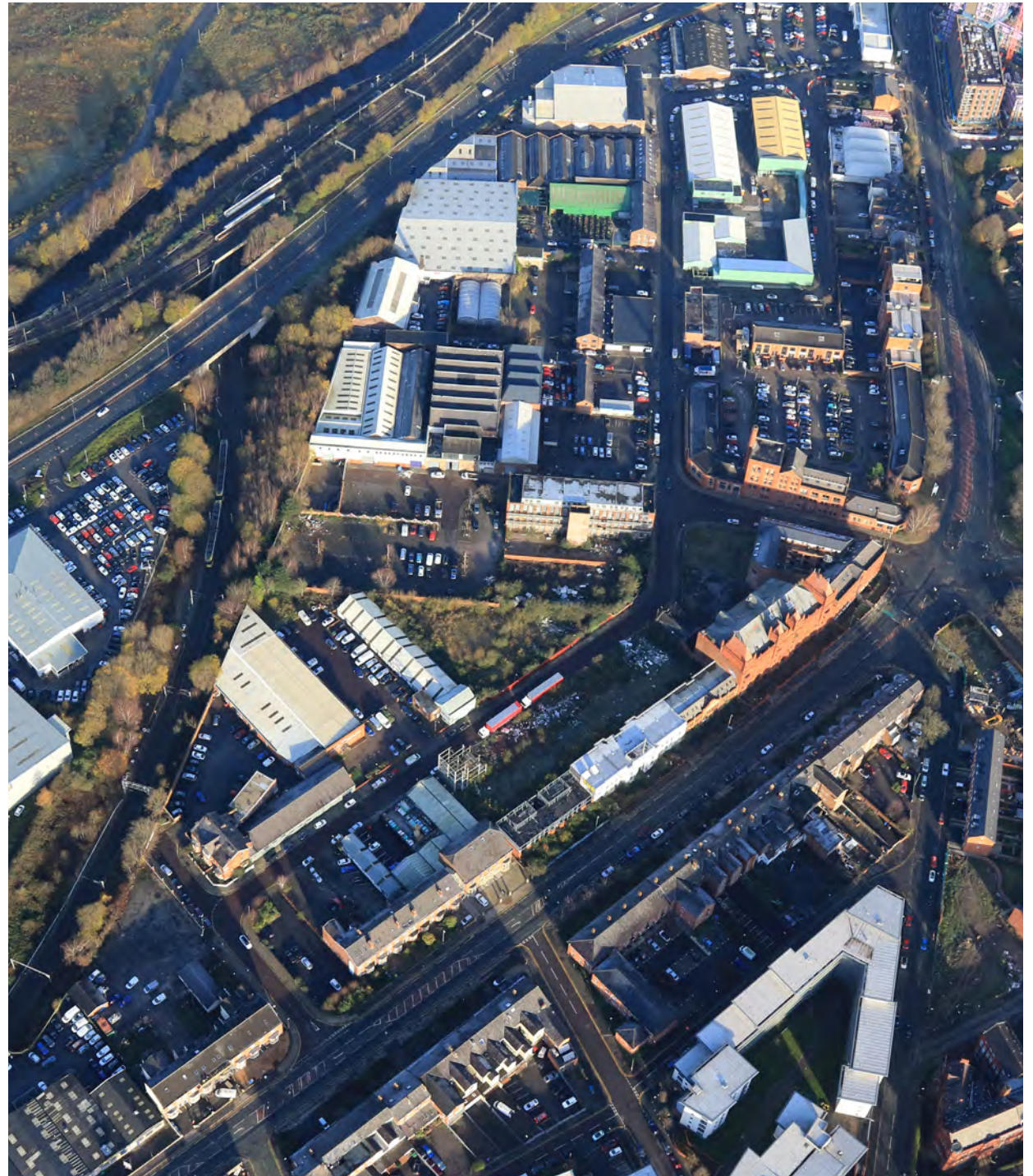
DISPOSAL PROCESS

The majority of the site is to be sold on a freehold basis. Empress Mill is held on a long leasehold basis. A copy of the lease information is available on request. The sale is subject to a number of long leasehold interests.

Please contact the joint agents for all enquires.

VIEWINGS

Access to the site can be arranged by prior arrangement through the joint agents, CBRE and SIA Group.



FURTHER INFORMATION

Further information regarding the opportunity is available within the dedicated Data Room at [PrintHouseEmpresmill.com](https://www.printhouseempresmill.com)

CONTACT

John Dunlop

Development and Residential
0161 233 5682
John.dunlop@cbre.com

Jessica Coombes

Development and Residential
0161 233 5649
Jessica.coombes@cbre.com

Ashley Anderson

Development and Residential
0161 233 5480
Ashley.anderson@cbre.com

Matt Brumpton

Head of Property Disposals
07703 162 4017
matt.brumpton@sia-group.co.uk

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