

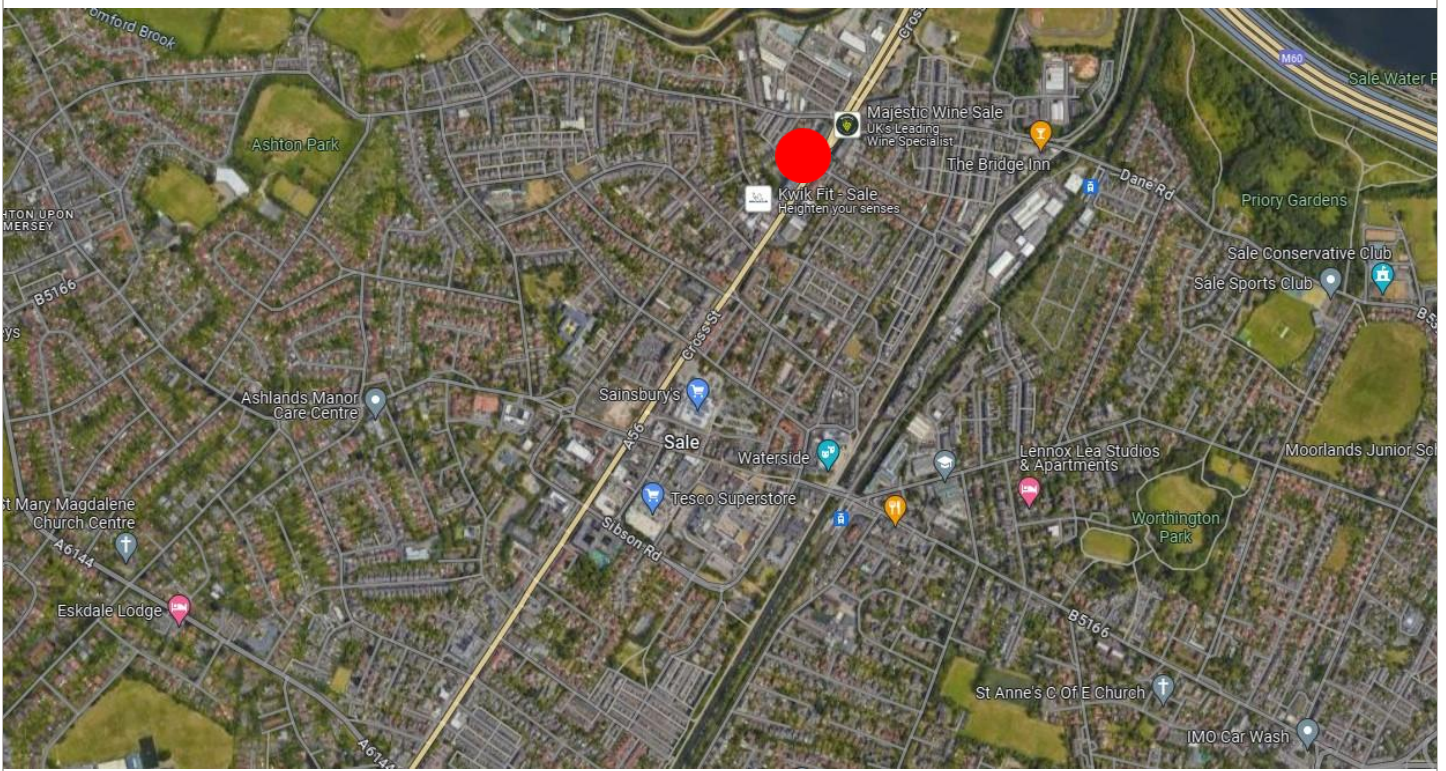
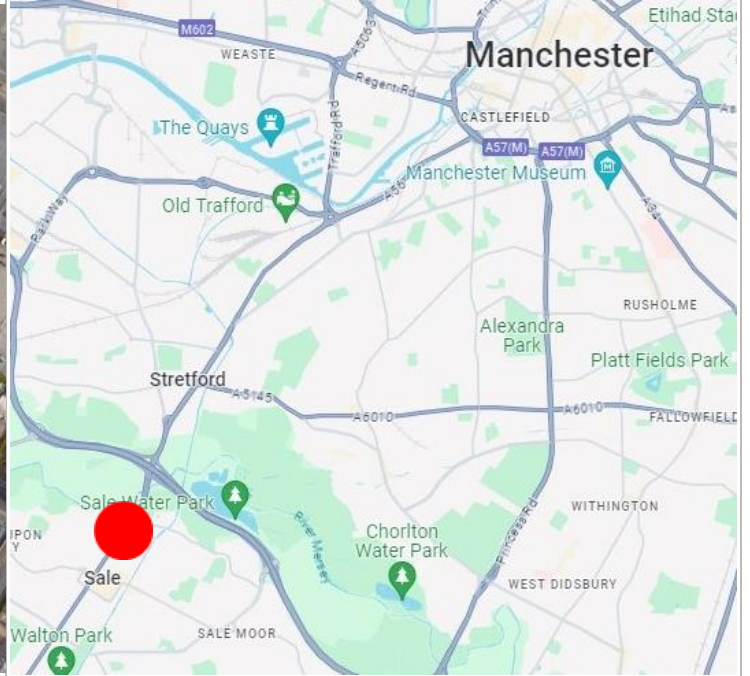
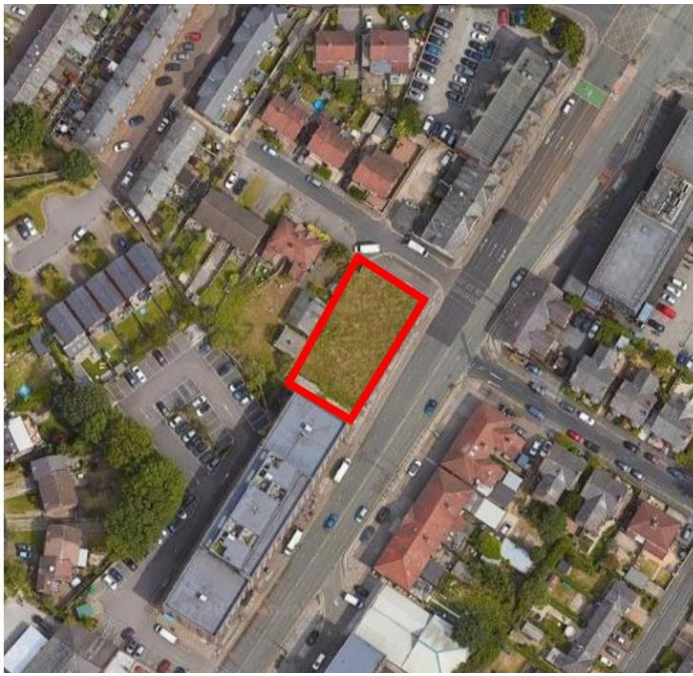
Cross Street, Sale

Site Disposal Brief



Land at Cross Street, Sale, M33 7JQ

May 2024



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Site Disposal Brief



OVERVIEW	<ul style="list-style-type: none"> • Exceptional development opportunity suitable for a variety of uses, subject to planning. • Circa 0.19 acres of prime development land which has been identified as part of a larger housing allocation. • The site has frontage onto Cross Street of approx. 35 metres – providing excellent profile. • The strong preference is for unconditional offers, however conditional offers will also be considered. • Parties should in the first instance register their interest with Roger Hannah who will confirm the bidding process.
LOCATION	<ul style="list-style-type: none"> • Sale town centre is located approximately 0.5 miles to the south. • Manchester City Centre is located 5 miles to the south west. • The property fronts onto Cross Street which connects to the M60 motorway and is the main arterial route from Manchester to Altrincham. • Vehicular access to the site is taken from Denmark Road. • The immediate vicinity of the site is mixed use in nature, with the various commercial uses along Cross Street and residential
TRANSPORT	<ul style="list-style-type: none"> • Sale benefits from excellent transport connections. • Sale Metrolink station is situated 0.5 miles to the south – providing regular services into Manchester City Centre. • The site is located on a local bus network with regular services across Trafford. • Excellent access to arterial road and motorway network. Junction 7 of the M60 Motorway is located 0.5 miles to the north east.
LOCAL AMENITIES	<ul style="list-style-type: none"> • There are shops and services adjacent to the site, along Cross Street, including eateries, shops and a Co-op. • The site is within walking distance of Sale’s attractive amenity provision, including restaurants, bars / pubs, and shops. • There are multiple supermarkets in close proximity, including M&S, Tesco Superstore, Sainsburys, and Aldi.
EDUCATION PROVISION	<ul style="list-style-type: none"> • Primary Schools – 3 x Ofsted ‘Outstanding’ and 6 x Ofsted ‘Good’ schools within one mile. • Secondary Schools – 1 x Ofsted ‘Outstanding’ and 1 x Ofsted ‘Good’ schools within one mile.
THE SITE	<ul style="list-style-type: none"> • The site is rectangular in shape, has been cleared of buildings and is surfaced in hardcore. • The gross site area is approximately 0.19 acres. • Temporary hoardings currently secure the site.
TITLE	<ul style="list-style-type: none"> • There are two freehold titles associated with the site, both owned by London & Quadrant Housing Trust, under GM542696 and GM559178.
PLANNING	<ul style="list-style-type: none"> • The site is located within the jurisdiction of Trafford Brough Council. • The revised Trafford Unitary Development Plan identifies the property as part of a larger allocation, “large site released for housing development (H3)” capable of accommodating 30 dwellings.
SURVEYS	<ul style="list-style-type: none"> • There is limited technical information on the site – interested parties should contact Roger Hannah to discuss.

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MARKETING PROCESS	<ul style="list-style-type: none">• This is an informal tender process, and we reserve the right to not accept the highest price.• All proposals to be submitted by a date to be confirmed separately• On site viewings can be arranged strictly by appointment only.		
OFFERS	<ul style="list-style-type: none">• Bidders will be required to provide the following:<ol style="list-style-type: none">1) Purchase Price2) All conditional offers should include details of any conditions attached to the offer, as well as the necessary steps to remove the conditions and the anticipated timescales for doing do.3) Confirmation of the purchasing entity and proof of funds4) Timings – proposed timescales for both exchange and completion5) Level of deposit – including clarity over refundable and non-refundable6) Solicitor’s details		
CONTACTS	Isabel Perez	07704 017 120	isabelperez@roger-hannah.co.uk
	Tom McDonald	07738 125 824	tommcdonald@roger-hannah.co.uk

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