

An aerial photograph of a suburban area in Timperley, Greater Manchester. The image shows a mix of green fields, residential houses, and industrial buildings. A red outline highlights a specific plot of land in the center-right of the image, which contains a few buildings and is surrounded by trees and other structures. The overall scene is a typical suburban landscape with a mix of greenery and built-up areas.

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**FOR
SALE**

LAND AT CLAY LANE, TIMPERLEY

ALTRINCHAM | TRAFFORD | GREATER MANCHESTER | WA15 7AF

EXECUTIVE SUMMARY

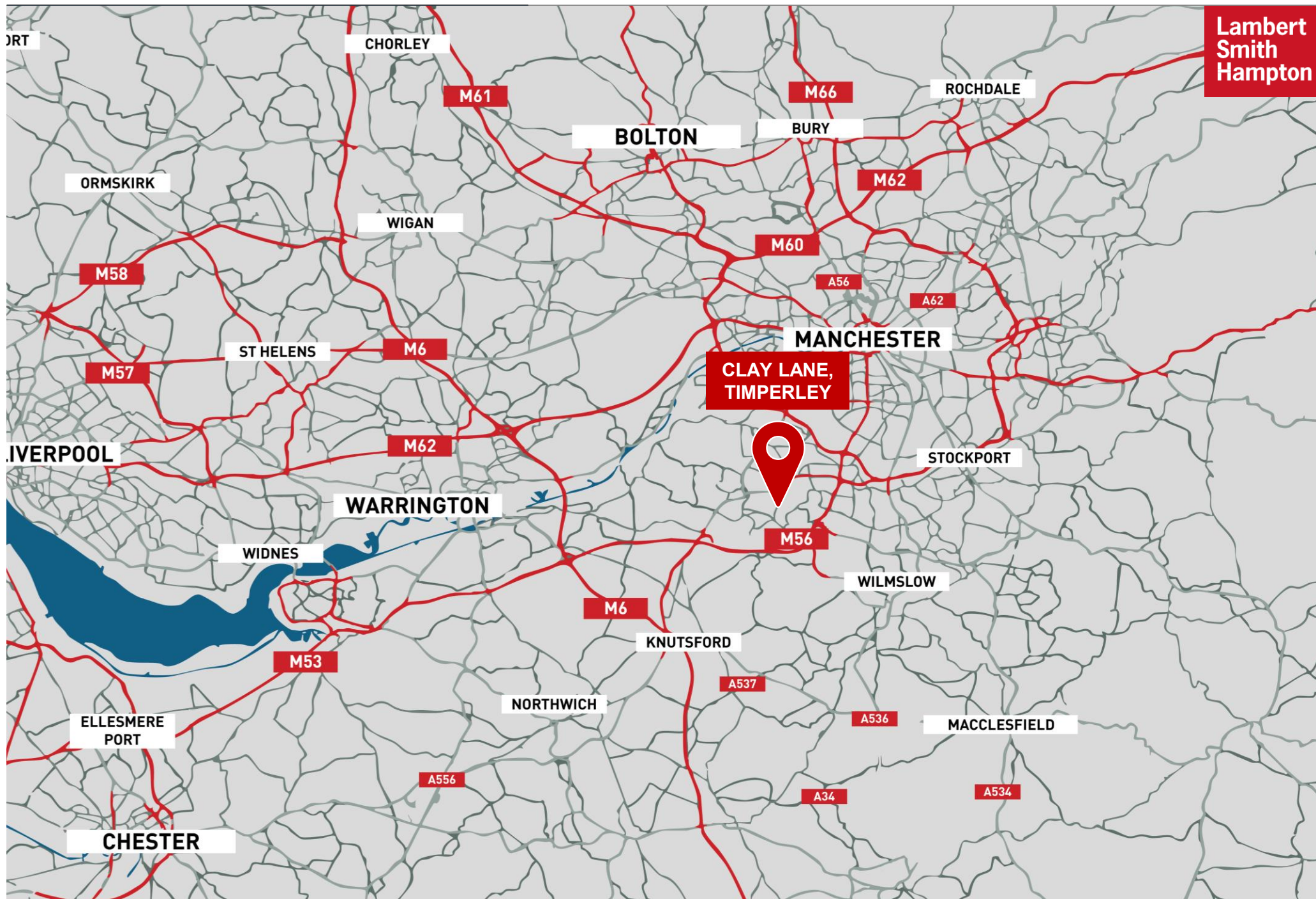
- Total site area of approximately 2.5 acres (1.01 hectares).
- Part of wider Timperley Wedge Places for Everyone planning allocation.
- Prime Trafford location.
- LSH is instructed to dispose of the freehold interest of the site.

LOCATION

The opportunity is located on the outskirts of Timperley, in easy reach of Altrincham and Hale as well as Manchester Airport and Wythenshawe Hospital. Timperley, is situated in Trafford, Greater Manchester and is accessible to Manchester City Centre (9.5 miles), Manchester Airport (2.7 miles), Altrincham (1.8 miles) and Hale (1.9 miles).

The opportunity is located at the edge of a well-established suburban area with strong residential characteristics and within walking distance of Hale Country Club & Spa and Bowdon RUFC. Timperley, Altrincham and Hale are home to popular bars, restaurants, shops and cafes which results in the area being popular for locals and visitors alike.





DEVELOPMENT OPPORTUNITY

The land at Clay Lane, Timperley is a prime redevelopment opportunity suitable for a range of uses. The site comprises a part built Masonic Hall approved via planning ref 98823/FUL/19 with access provided via Clay Lane.

The site is located within the Davenport Green strategic allocation identified in Places for Everyone (PfE) – the long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth.

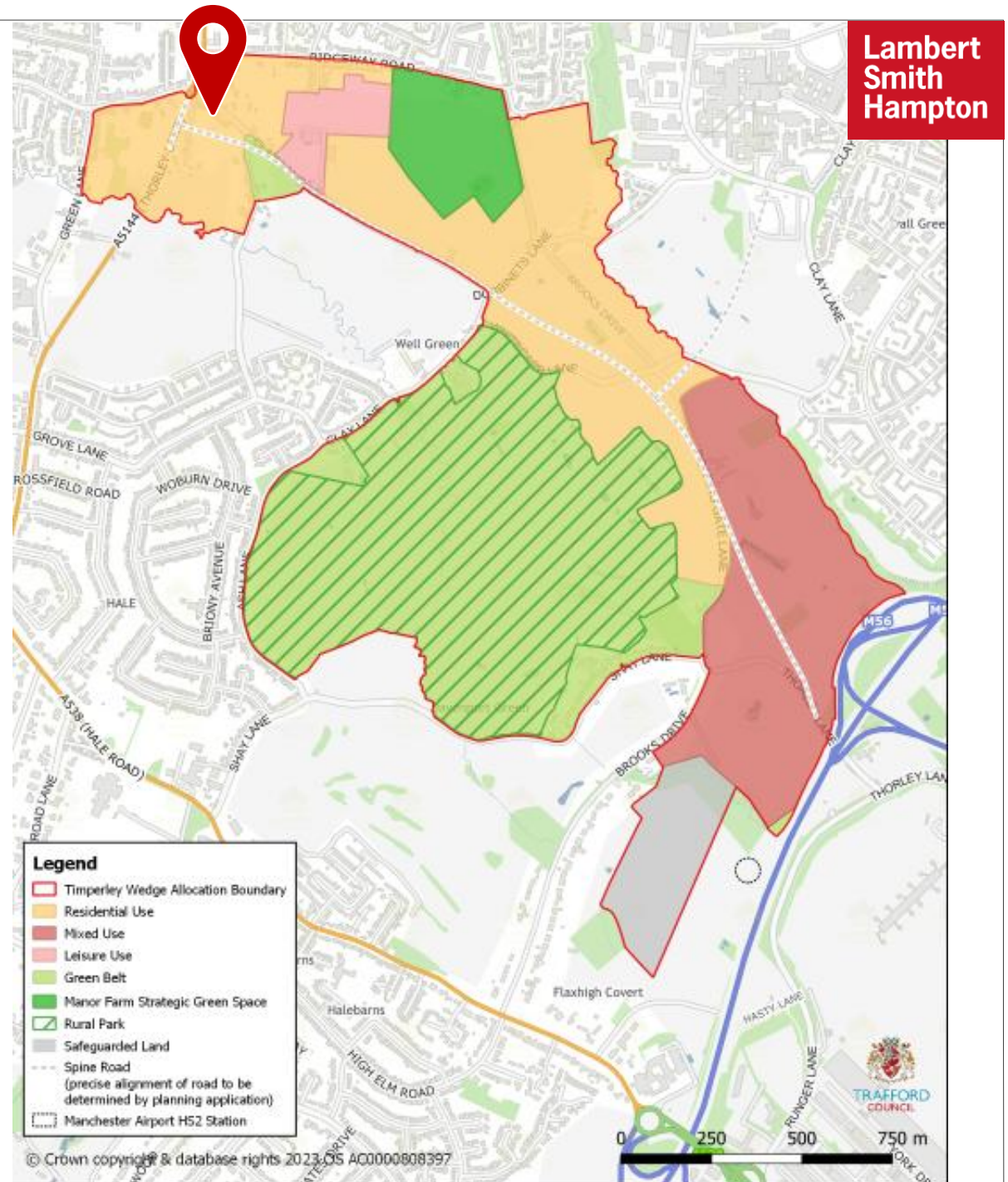
The Davenport Green site is allocated in the Places for Everyone plan, under Policy JPA3.2 (entitled Timperley Wedge), for approximately:

- 2,500 new homes, 45% of which will be affordable
- 60,000 sqm of retail/ commercial floorspace
- a substantial publicly accessible rural park
- a range of associated uses including community facilities, open space, landscape improvements, active travel and highway infrastructure

Interested parties are advised to make their own enquiries in this regard with the local planning authority.

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DEVELOPMENT CONSIDERATIONS

BUILDING & GROUND CONDITIONS

The purchaser will undertake their own enquiries to establish and satisfy themselves as to the condition of the on-site buildings and ground prior to entering a purchase contract.

FLOOD RISK

The site is not located in either Flood Zone 2 or 3. Interested parties should make their own enquiries as to the flooding position.

SERVICES / UTILITIES

Interested parties are to make their own enquiries and satisfy themselves as to the suitability and capacity of all necessary services and utilities before entering a contract to purchase.

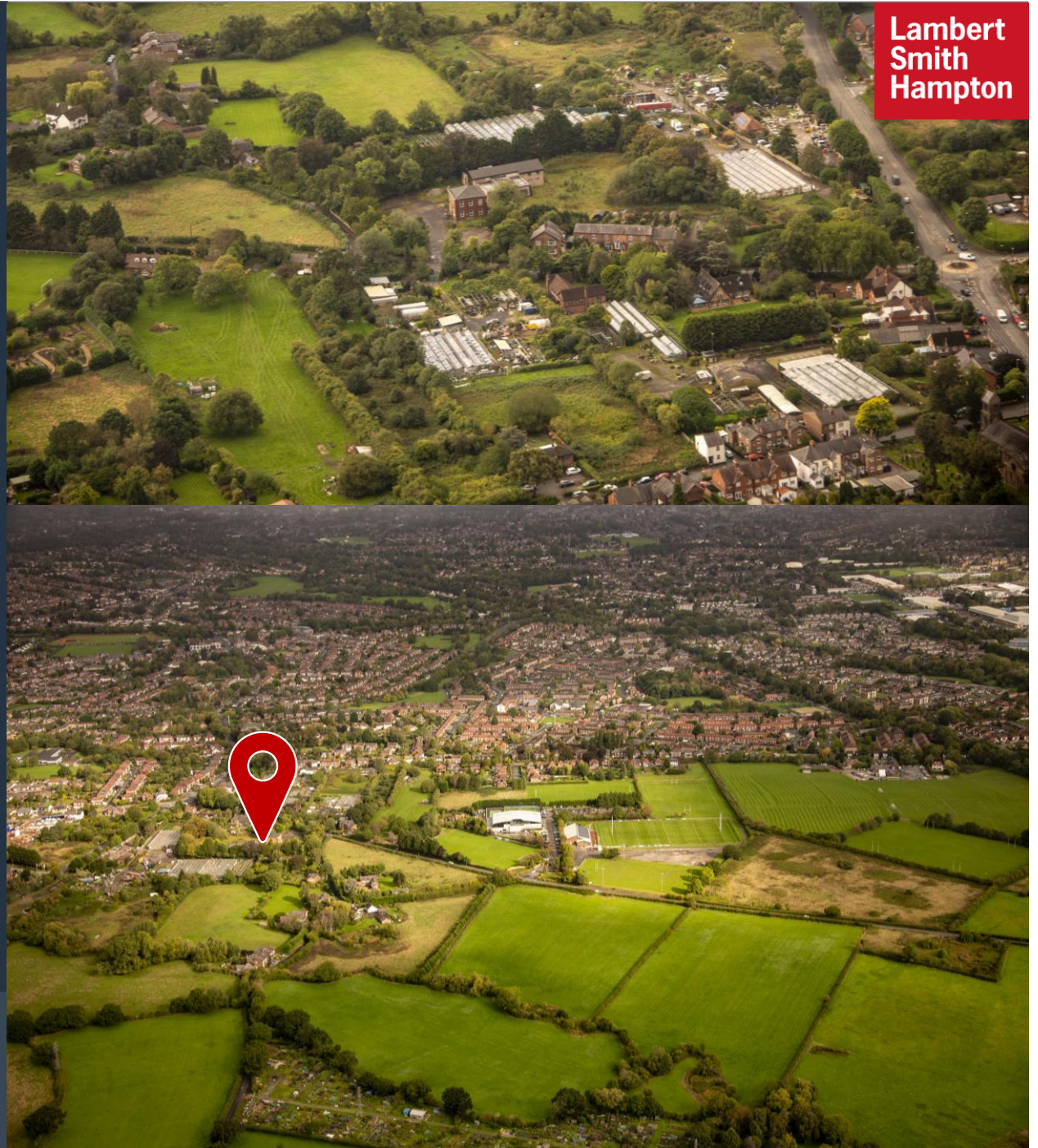
FILE SHARE

A dataroom is available by request via the selling agent.

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SALES PROCESS & Basis of Offer

- The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession.
- All bidders are required to complete the Bid Submission Template. Bidders should submit their bid by email to James Strong (jstrong@lsh.co.uk) at Lambert Smith Hampton. All offers are subject to contract.
- The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.
- It is requested in the first instance that potential buyers express interest directly with the selling agent.

VIEWINGS

Onsite inspection is strictly by appointment with the sole selling agent LSH.

TENURE

The site is held freehold (GM3841, GM413491, GM432820 & GM432816) with vacant possession available on completion.

VAT

The property has been elected for VAT. Therefore, VAT will be payable on the purchase price.

Anti – Money Laundering

The selected purchaser will need to be validated for money laundering regulations.

CONTACT

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