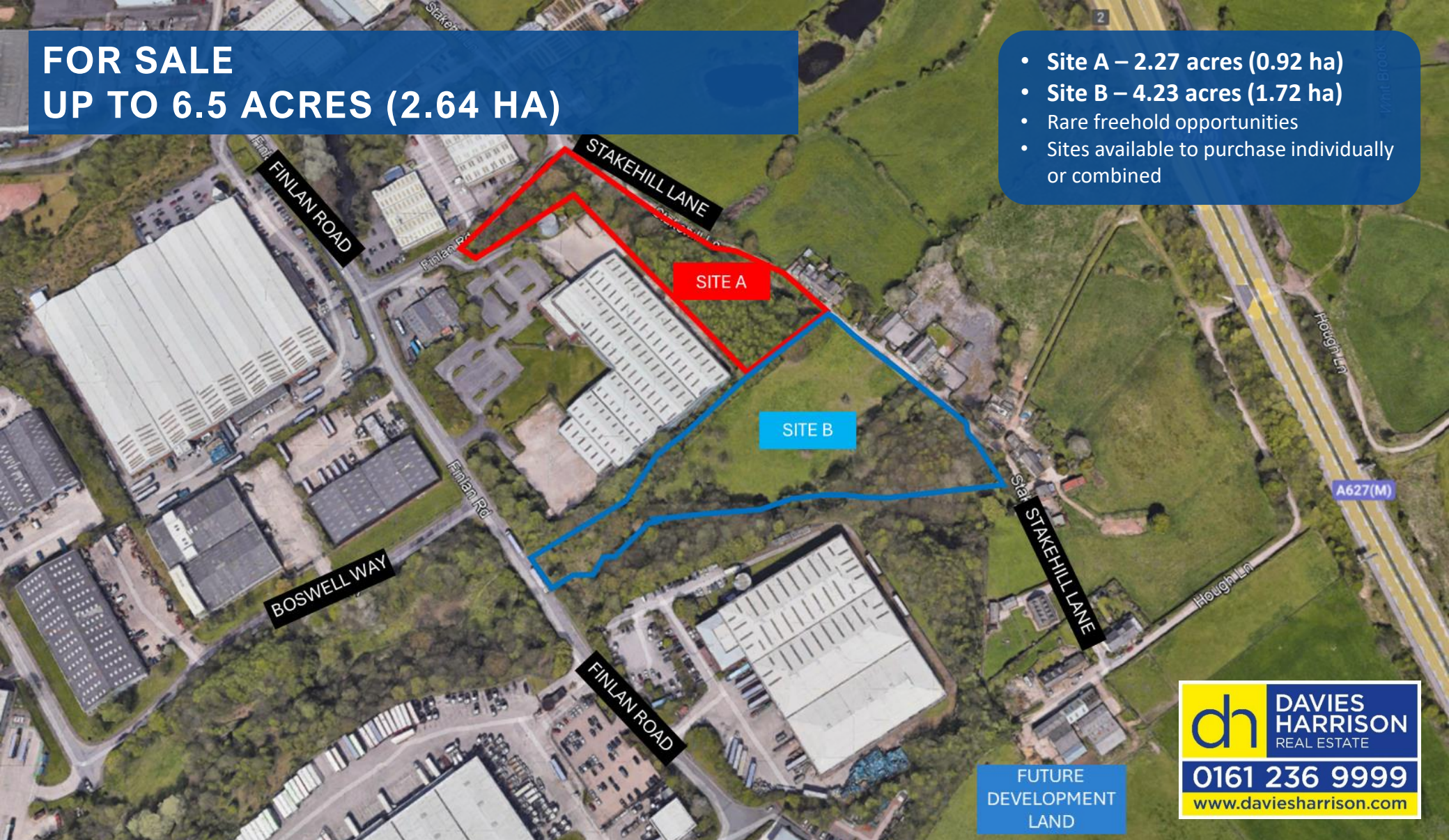


FOR SALE UP TO 6.5 ACRES (2.64 HA)

- Site A – 2.27 acres (0.92 ha)
- Site B – 4.23 acres (1.72 ha)
- Rare freehold opportunities
- Sites available to purchase individually or combined



FUTURE
DEVELOPMENT
LAND

dh DAVIES
HARRISON
REAL ESTATE

0161 236 9999
www.daviesharrison.com

FINLAN ROAD / STAKEHILL LANE, STAKEHILL
INDUSTRIAL ESTATE, MIDDLETON, MANCHESTER, M24 2SJ
DEVELOPMENT SITE(S)

LOCATION

The subject sites are located in a prominent position at the junction of Finlan Road and Stakehill Lane in the heart of the established Stakehill Industrial Estate.

Stakehill Industrial Estate has long been established as one of the premier industrial and distribution locations in the North West of England. Located approximately 8 miles to the north of Manchester City Centre and positioned between the M60 Orbital and M62 trans-Pennine motorways, it is well located to serve the north, east and west regions of Greater Manchester, Yorkshire and Lancashire.

The estate has unrivalled motorway access being located immediately adjacent to the A627(M) which provides direct access to Junction 20 of the M62 within 1.5 miles, and Junction 21 of the M60 Orbital Motorway approximately 2.5 miles to the south.

Manchester International Airport is located 22 miles to the south.

DISTANCES

A627(M)	0.5 mile
J20, M62 Motorway	1.5 mile
J21, M60 Motorway	3 miles
M66 Motorway	6.5 miles
Manchester City Centre	8 miles
Manchester Airport	22 miles



3

INTERNATIONAL AIRPORTS

within 1 HOUR

232

destinations

50

trains to LONDON

each day

2 hr 45 min journey time

UK's largest light rail system

connections across the Borough and Greater Manchester

WORLD CLASS DIGITAL INFRASTRUCTURE

providing some of the fastest broadband speeds in the UK

15 MINUTES TO MANCHESTER CITY CENTRE (by rail)

Trains every 10 mins

6

train stops

CENTRAL M62 LOCATION

PLUS 3 of top 5 largest urban areas in England

15

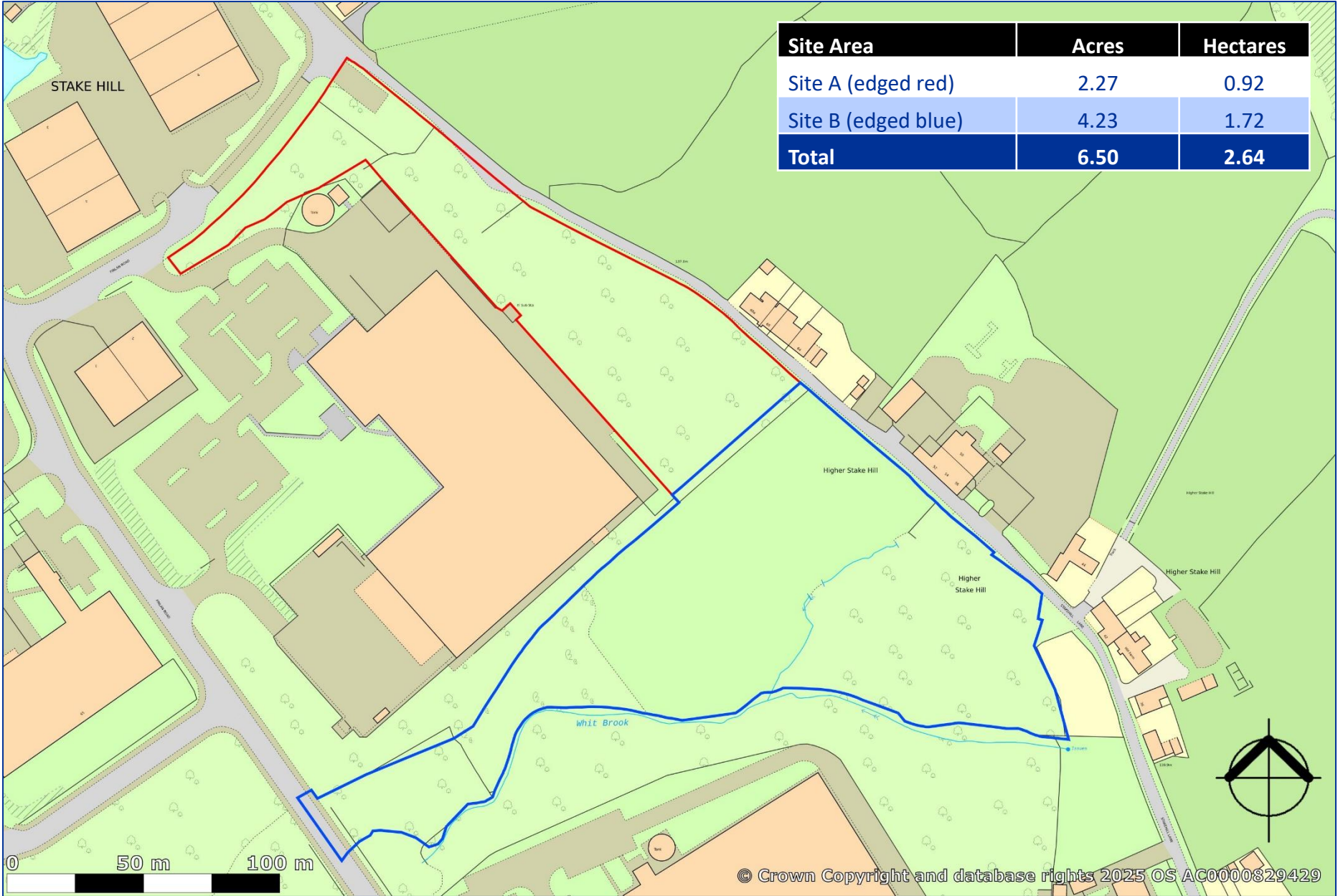
minutes

Source: Rochdale Development Agency

LOCATION



THE SITES



FURTHER INFORMATION

Services

Parties to make their own enquiries in relation to services.

Planning

Interested parties should make their own enquiries of the Rochdale Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the site(s).

Terms

Site A is available to purchase freehold via title number LA375368.

Site B is available to purchase freehold via title number LA345781.

Sites are available to purchase individually or combined.

Price

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity, residence and proof of funds.

Further Information / Viewings

For further information, or to arrange a viewing, please contact:



RICK DAVIES

07831 658804

rick@daviesharrison.com

JOHN HARRISON

07767 648094

john@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given notice that:

(1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars 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 and must satisfy themselves by investigation or otherwise as to the correctness to each of them. (4) The Directors of Davie Harrison have an interest in the sites. Aerial image provided via Google Earth.

June 2025