

FOR SALE

0.303 ACRES (0.123 HECTARES)



- Rare freehold opportunity
- Fully secure site
- Located in the heart of Trafford Park
- Ideal for builder's yard / car sales / car wash / civil engineering / scaffolding / open storage / containers

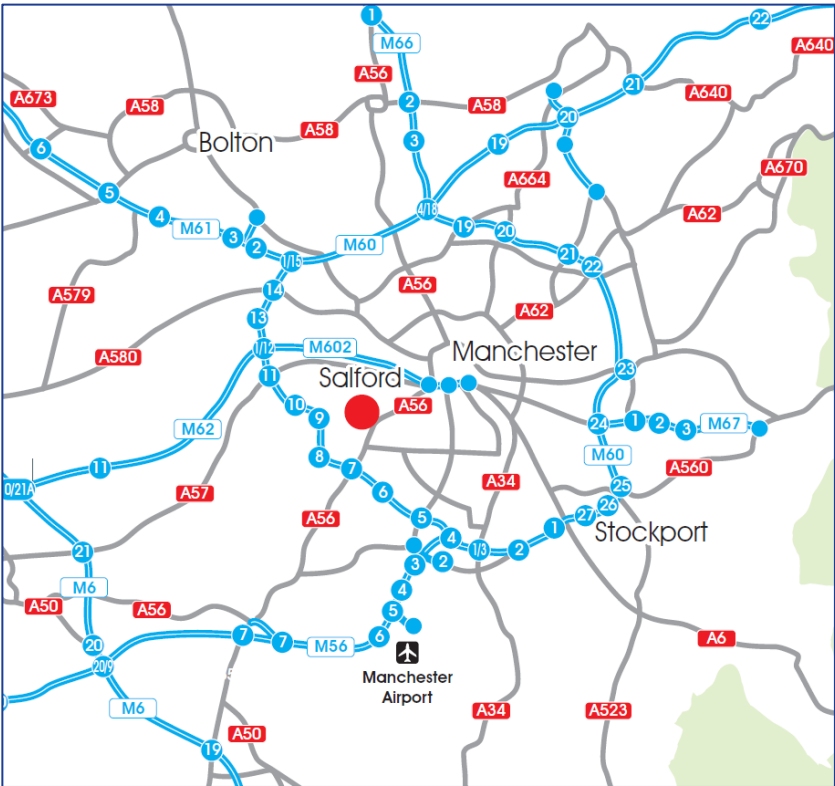
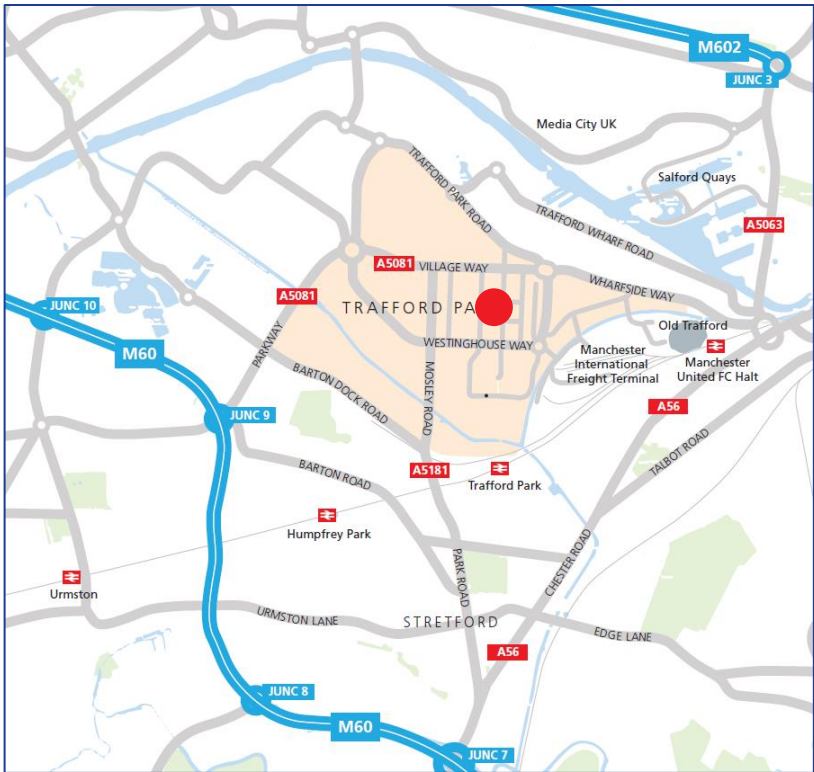
450 THIRD AVENUE, TRAFFORD PARK, MANCHESTER, M17 1FB
SECURE OPEN STORAGE SITE

LOCATION

The site is located on Third Avenue in the heart of Trafford Park. Third Avenue is located within The Village which is home to a parade of shops / amenities along with various industrial and office occupiers.

Trafford Park offers easy access to both the M60 and M602 motorways with Junction 9 of the M60 being 1.75 miles away.

In addition to the excellent road connectivity, the site is well placed for public transport being located 275m from the nearest bus stop on Fifth Avenue and 350m from the Village Metrolink tram station.



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Village Metrolink Stop
350m | 
M60 Motorway Junction 9
1.75 miles | 
Trafford Park Railway Station
2.5 miles | 
Manchester City Centre
3.3 miles | 
M62 Motorway Junction 12
4 miles |
| 
Manchester Piccadilly Train Station
4.3 miles | 
M56 Motorway Junction 3
7.3 miles | 
Manchester International Airport
9.6 miles | 
M6 Motorway Junction 21
15 miles | 
Liverpool John Lennon Airport
30 miles |

DESCRIPTION

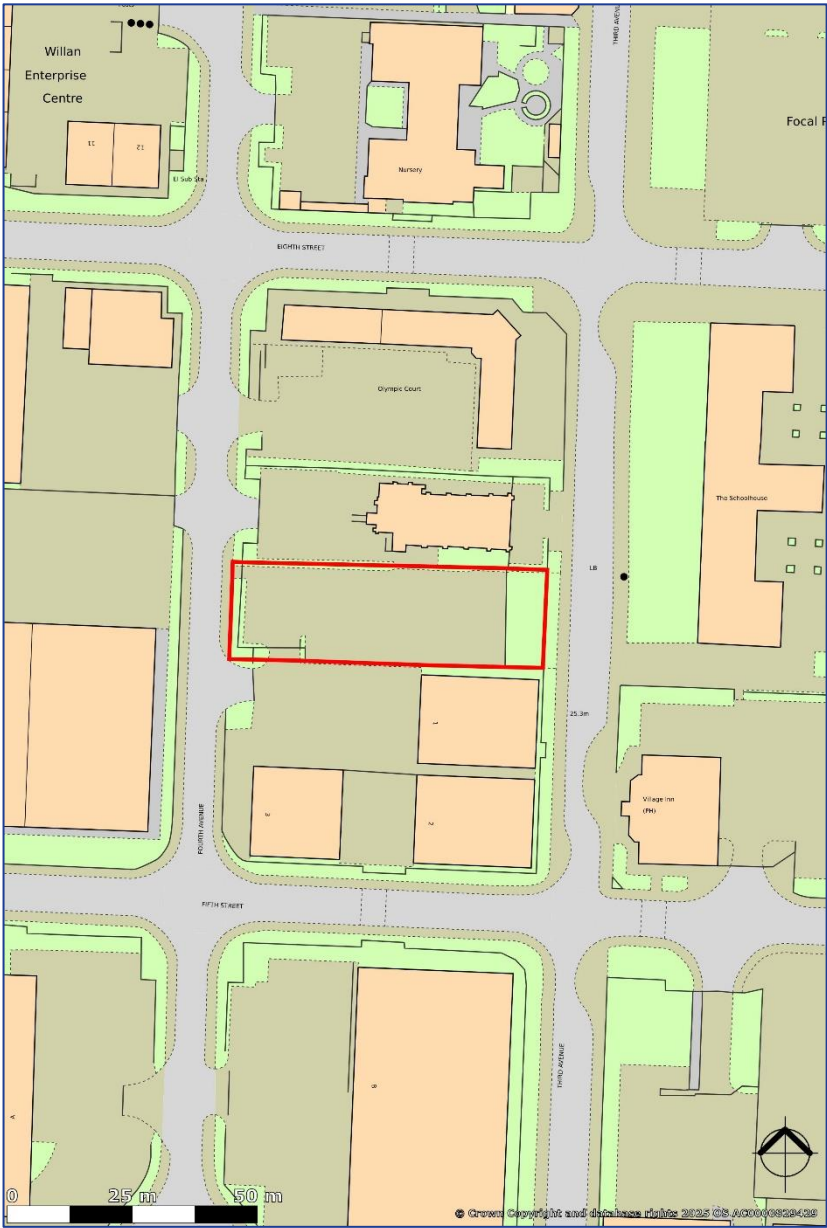
The site comprises a part tarmac / part hardstanding compound secured via 2m high fence and double gates.

Access to the site is currently obtained from an adjoining site on Fourth Avenue (legal right of access).

Water and electricity connections are available to the site.

We understand the total site area comprises:

	Acres	Hectares
450 Third Avenue	0.303	0.123



FURTHER INFORMATION

Rateable Value

We advise interested parties to make their own enquiries of the Local Rating Department.

Planning

The site is currently used as a Builder's Yard, and we feel would be suitable for a variety of uses (subject to planning).

Interested parties should make their own enquiries of the Trafford Metropolitan Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Tenure

The site is available to purchase freehold under title number GM792726.

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 who will need to provide proof of identity and funds upon agreement of terms.

Further Information / Viewings

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



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September 2025