

FOR SALE

0.25 – 0.51 ACRES (0.101 – 0.206 HA)

- Prominent site
- Suitable for a variety of uses
- Located at the front of the established Stakehill Industrial Estate
- 300m from the A627(M)

A627(M)

dh DAVIES
HARRISON
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**FINLAN ROAD / WHITBROOK WAY, STAKEHILL
INDUSTRIAL ESTATE, MIDDLETON, MANCHESTER, M24 2RW
DEVELOPMENT SITE(S)**

LOCATION

The site is prominently located at the junction of Finlan Road and Whitbrook Way, in the heart of 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 mile, 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

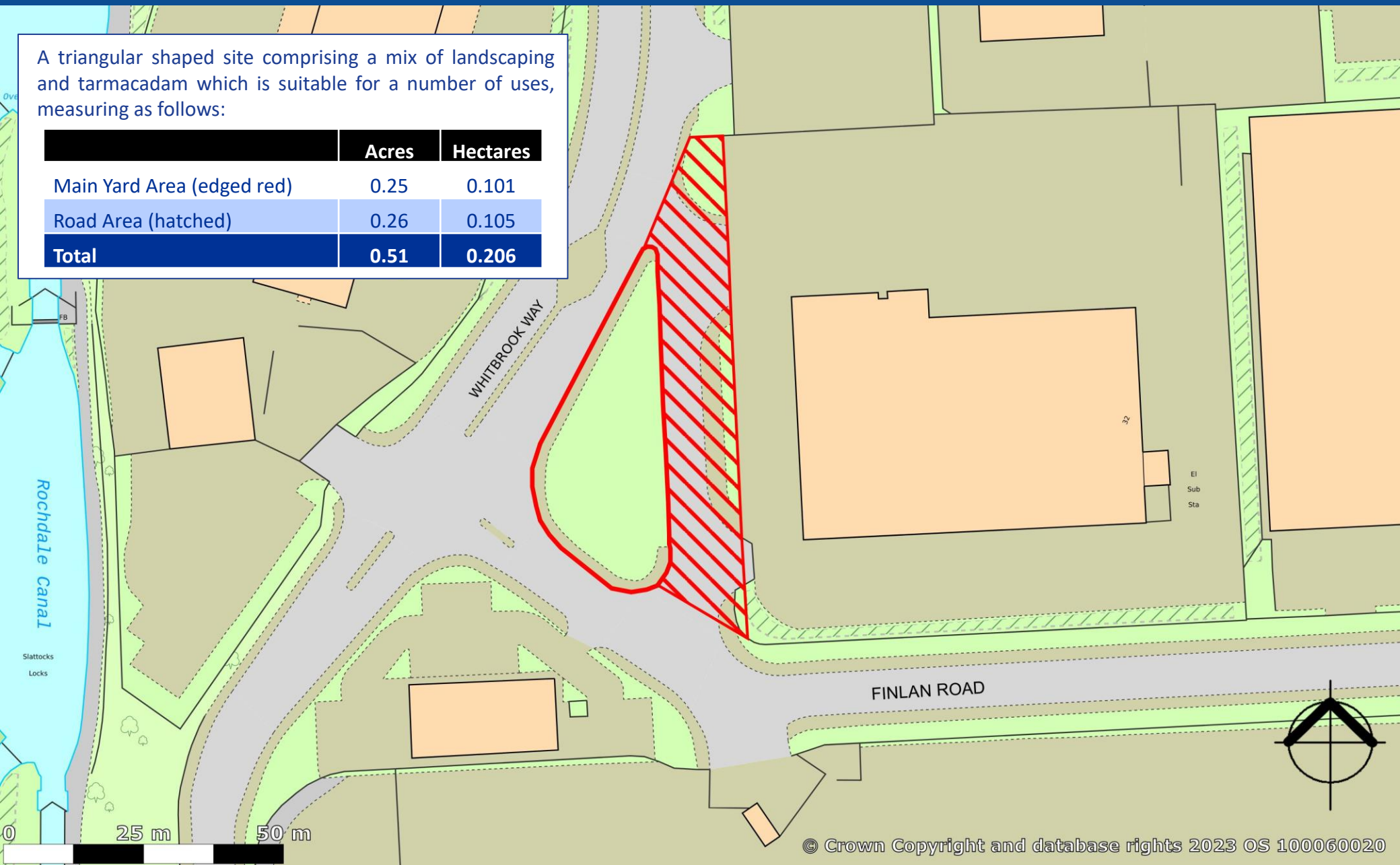
A627(M)	300m
J20, M62 Motorway	1 mile
J21, M60 Motorway	3 miles
M66 Motorway	6.5 miles
Manchester City Centre	8 miles
Manchester Airport	22 miles



THE SITE

A triangular shaped site comprising a mix of landscaping and tarmacadam which is suitable for a number of uses, measuring as follows:

	Acres	Hectares
Main Yard Area (edged red)	0.25	0.101
Road Area (hatched)	0.26	0.105
Total	0.51	0.206



FURTHER INFORMATION

Planning

We advise interested parties to make their own enquiries of the local Rating Department. Any rates payable will be the responsibility of any incoming tenant.

Services

Parties to make their own enquiries in relation to services.

Planning

The site is located within an established industrial estate.

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.

Terms

The site is available to purchase freehold via Title Number MAN416781.

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:



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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.

Aerial image provided via Google Earth.

April 2026