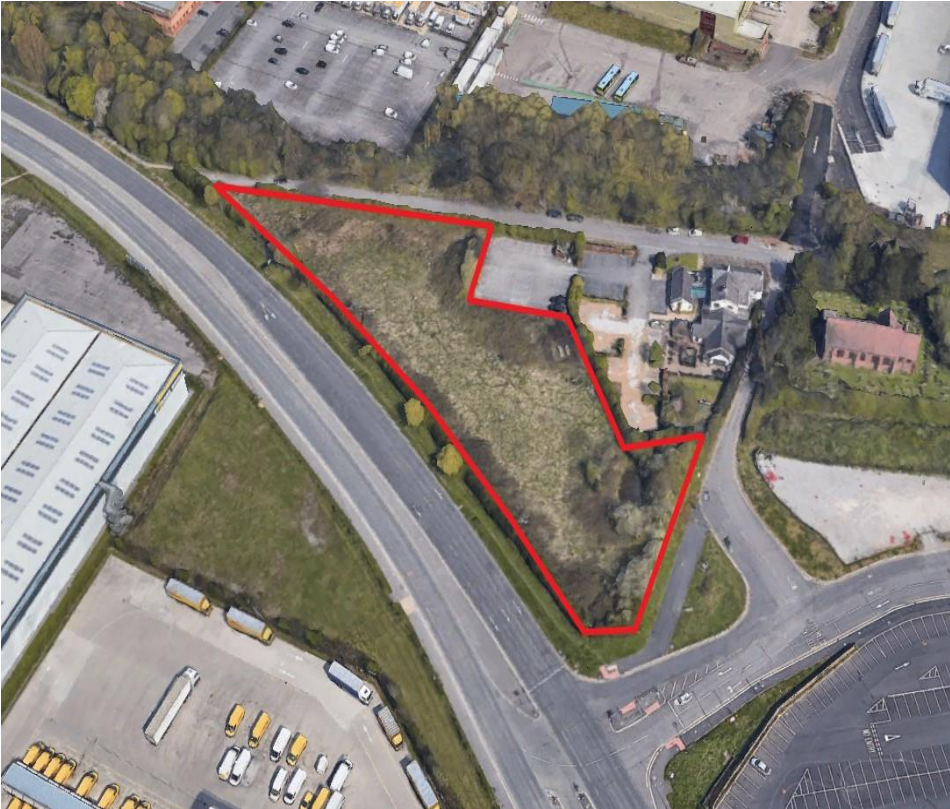


Land Adj To The Romper

Wilmslow Road, Ringway, Altrincham, WA15 8XJ



Leasehold Development Site Rental Offers Invited Sole Letting Agent

- Rare opportunity to acquire a prominent 1.5 acre site with significant development potential
- Located adjacent to Manchester International Airport fronting the busy A538 (Wilmslow Road)
- Situated at a traffic-controlled junction benefitting from approximately 30,000 - 35,000 daily vehicular movements
- Strong transport links in close proximity
- Considerable scope for a range of uses subject to the necessary consents

Land Adj To The Romper

Wilmslow Road, Ringway, Altrincham, WA15 8XJ

**Leasehold Development Site
Rental Offers Invited
Sole Letting Agent**

Location

The land is located in area of Ringway on the outskirts of Altrincham in Greater Manchester and is situated approximately 4 miles north west of Wilmslow and 3 miles south east of Hale. The land is situated at a traffic controlled junction next to the Romper public house, which lays adjacent to Manchester Airport and fronts onto the busy A538 (Wilmslow Road). Traffic statistics are understood to be between 30,000 - 35,000 vehicular movements daily. The immediate area predominantly comprises industrial and commercial properties alongside a number of hotel venues which service Manchester International Airport. Licenced premises and private residential dwellings are also scattered throughout the area with the majority being located closer towards central Altrincham and Hale to the north west. The land also benefits from strong transport links including the A538 and M56 Motorway which connects the site to larger areas such as central Manchester, Stockport and Warrington.

Description

The land available totals approximately 1.5 acres as shown on the plan (this is for identification purposes only). It is understood that there are no current planning consents however all enquiries for alternate use are welcome.

Planning Policy

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA
contact@manchester.gov.uk
www.manchester.gov.uk

This site provides a rare opportunity to acquire a prominent 1.5 acre plot of land, laying adjacent to the busy A538 and benefiting from high vehicular activity next to Manchester International Airport. The site proposes considerable scope for a range of uses subject to the necessary consents and is likely to be of significant interest to commercial roadside, hotel and self-storage operators.



0113 8800 850

leeds@jamesabaker.co.uk www.jamesabaker.co.uk

Land Adj To The Romper

Wilmslow Road, Ringway, Altrincham, WA15 8XJ

**Leasehold Development Site
Rental Offers Invited
Sole Letting Agent**



General Information

Services

It is understood that all mains services supply the adjacent public house however all interested parties should rely on their own searches and investigations.

Tenure

The land is available on a leasehold basis.

VAT

VAT will be charged at the usual rate if applicable.

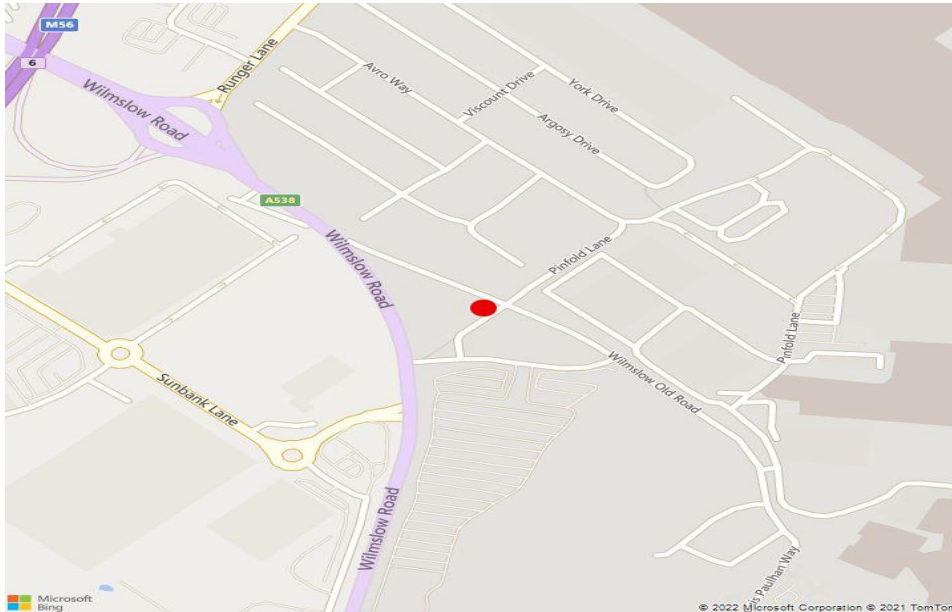
Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any tenant to provide proof of identity along with any other required documents.

Land Adj To The Romper

Wilmslow Road, Ringway, Altrincham, WA15 8XJ

**Leasehold Development Site
Rental Offers Invited
Sole Letting Agent**



Agent Details

For further details please contact:



Henry Boshier
Agency Surveyor, Leeds



07800 580 659



henry@jamesabaker.co.uk



William Baker BSc (Hons)
Agency Surveyor, London



07415716580



william@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



0113 8800 850

leeds@jamesabaker.co.uk **www.jamesabaker.co.uk**
Viney Ltd Reg No 04515765. Registered in England and Wales.

Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133