



**FOR SALE**  
**3.3 ACRES**  
**RESIDENTIAL**  
**DEVELOPMENT**  
**SITE**

**EDGE LANE/FAIRFIELD ROAD**  
**DROYLSDEN**  
**MANCHESTER M43 6BA**

**PLANNING PERMISSION**  
**GRANTED FOR 50 HOUSES**  
**AND 66 APARTMENTS**

- Fast Improving location
- Easy Metrolink access to Manchester City Centre
- Part canal frontage





Edge Lane Metrolink Stop



Front Elevation of Ashton Canal Apartments



Lime Square Retail



Front Elevation of Edge Lane Houses



Lime Square Retail

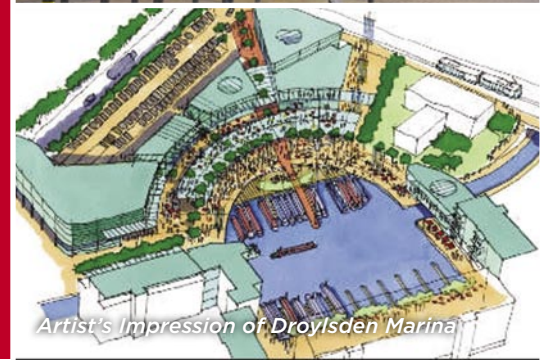


Front Elevation of Fairfield Road Apartments

- The site is located at the junction of Edge Lane and Fairfield Road in the Droylsden district of East Manchester.
- Manchester City Centre is approximately 3 miles to the west.
- All of the usual local facilities are readily available in the area.
- The site extends to 1.35Ha (3.3 Acres approx.) and is generally cleared of buildings, flat and ready for development.
- There are long frontages to both Edge Lane and Fairfield Road whilst the north eastern section of the site fronts the Ashton Canal.

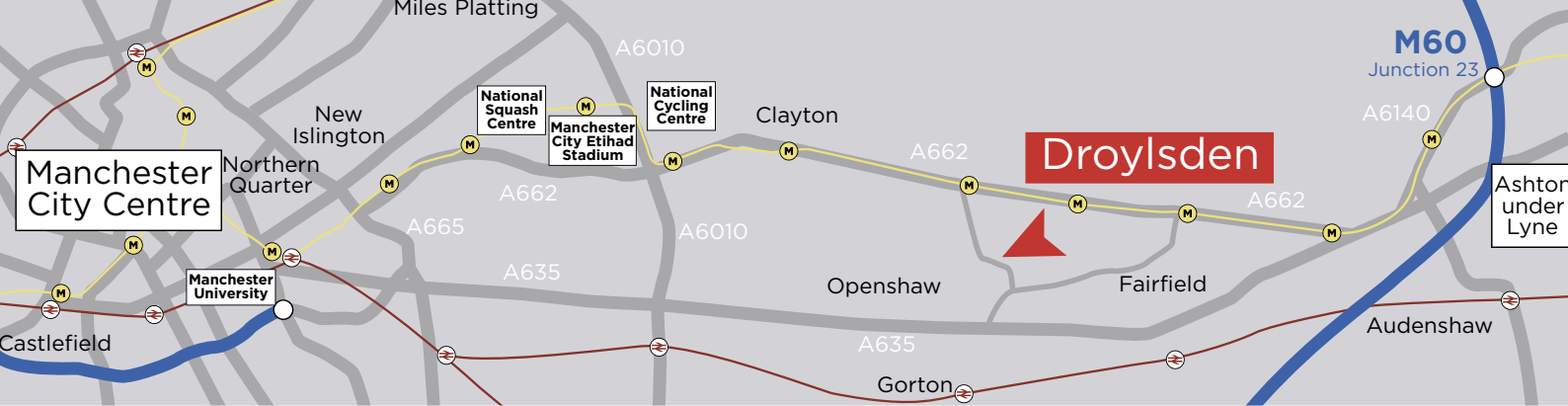


Morrisons Supermarket, Lime Centre



Artist's Impression of Droylsden Marina





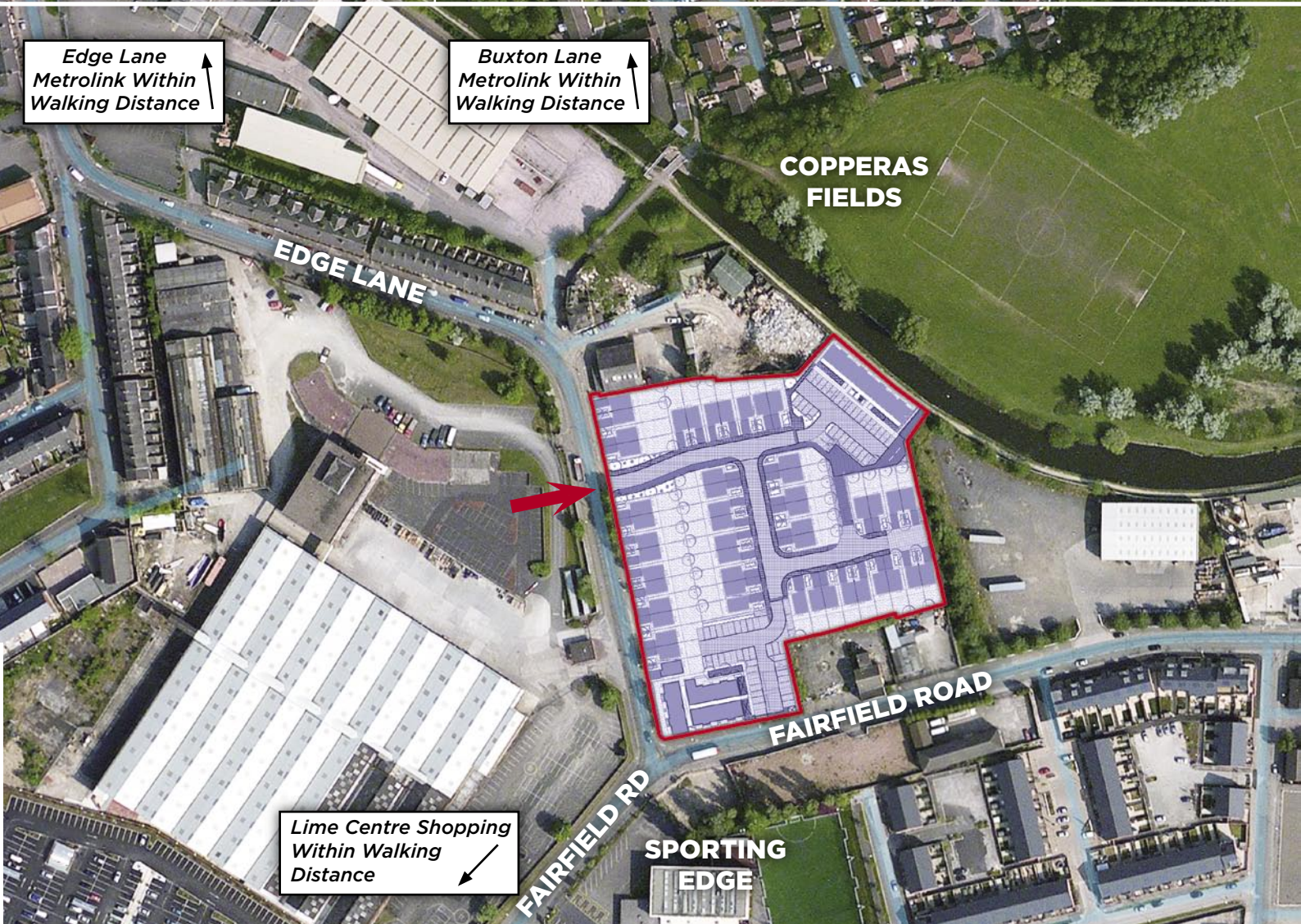
Edge Lane Lock/Canalside Residential



Edge Lane Local Residential



Edge Lane Local Residential



Fairfield Road Local Residential

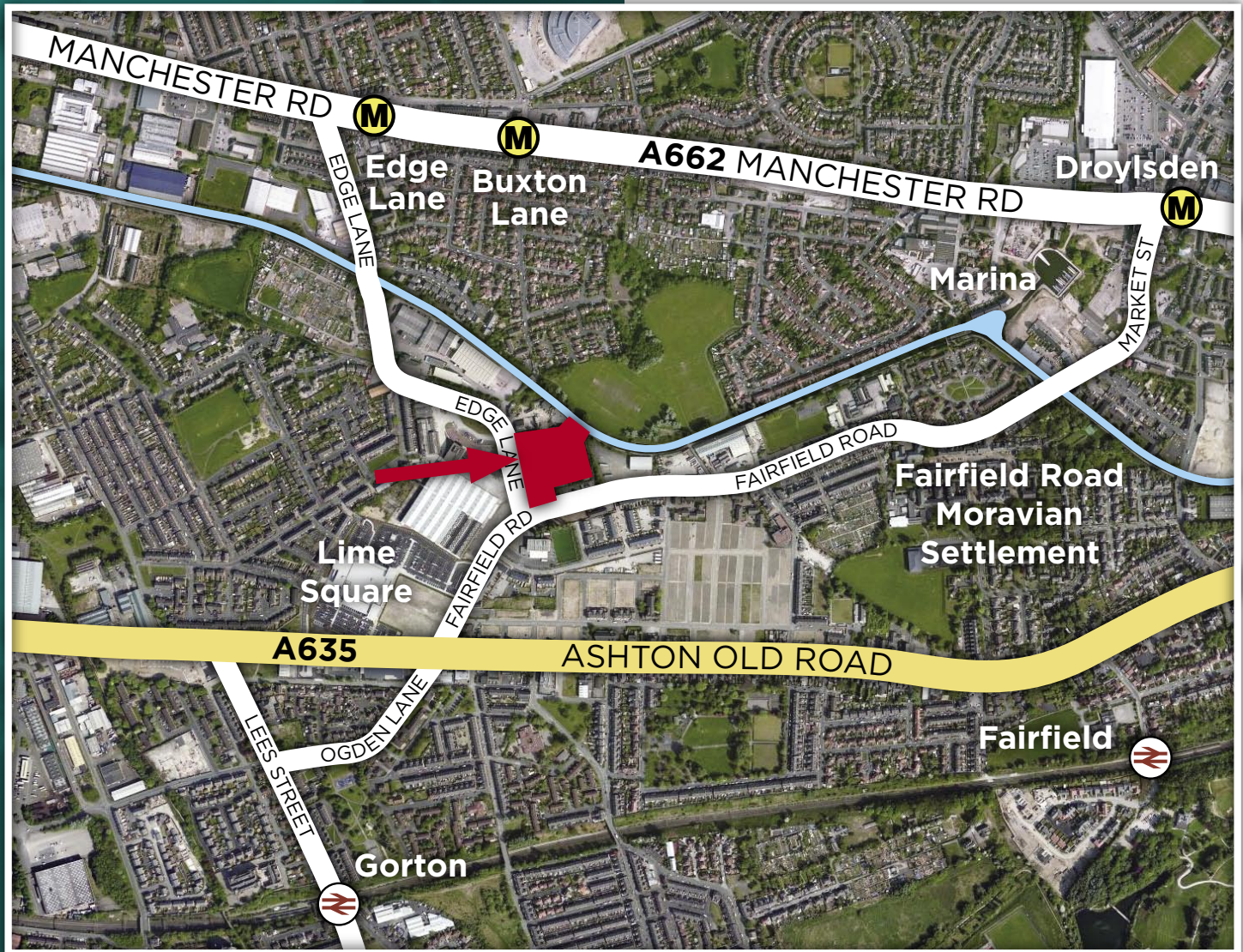


Fairfield Road Moravian Settlement



Fairfield Road Local Residential





### Purchase Price

£2.95 Million.

### Planning

Planning has been granted for the erection of 116 units comprising 50 traditional houses and 66 apartments. Full details are available on the Tameside Planning Portal. The reference is 17/01034/FUL. Section 106 negotiations have commenced – further details upon request.

### VAT

All figures quoted are exclusive of but may be liable to VAT.

### Viewing

The property can be viewed at any reasonable time of the day:

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