FOR SALE
0.25 ACRES (0.101 HA)

- Prominent site
- Suitable for a variety of uses
- Located at the front of the established Stakehill Industrial Estate
- 300m from the A627(M)
- *The road area of 0.26 acres may also be available to purchase*

DAVIES HARRISON REAL ESTATE
0161 236 9999
www.daviesharrison.com



FINLAN ROAD / WHITBROOK WAY, STAKEHILL INDUSTRIAL ESTATE, MIDDLETON, MANCHESTER, M24 2RW

DEVELOPMENT SITE

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

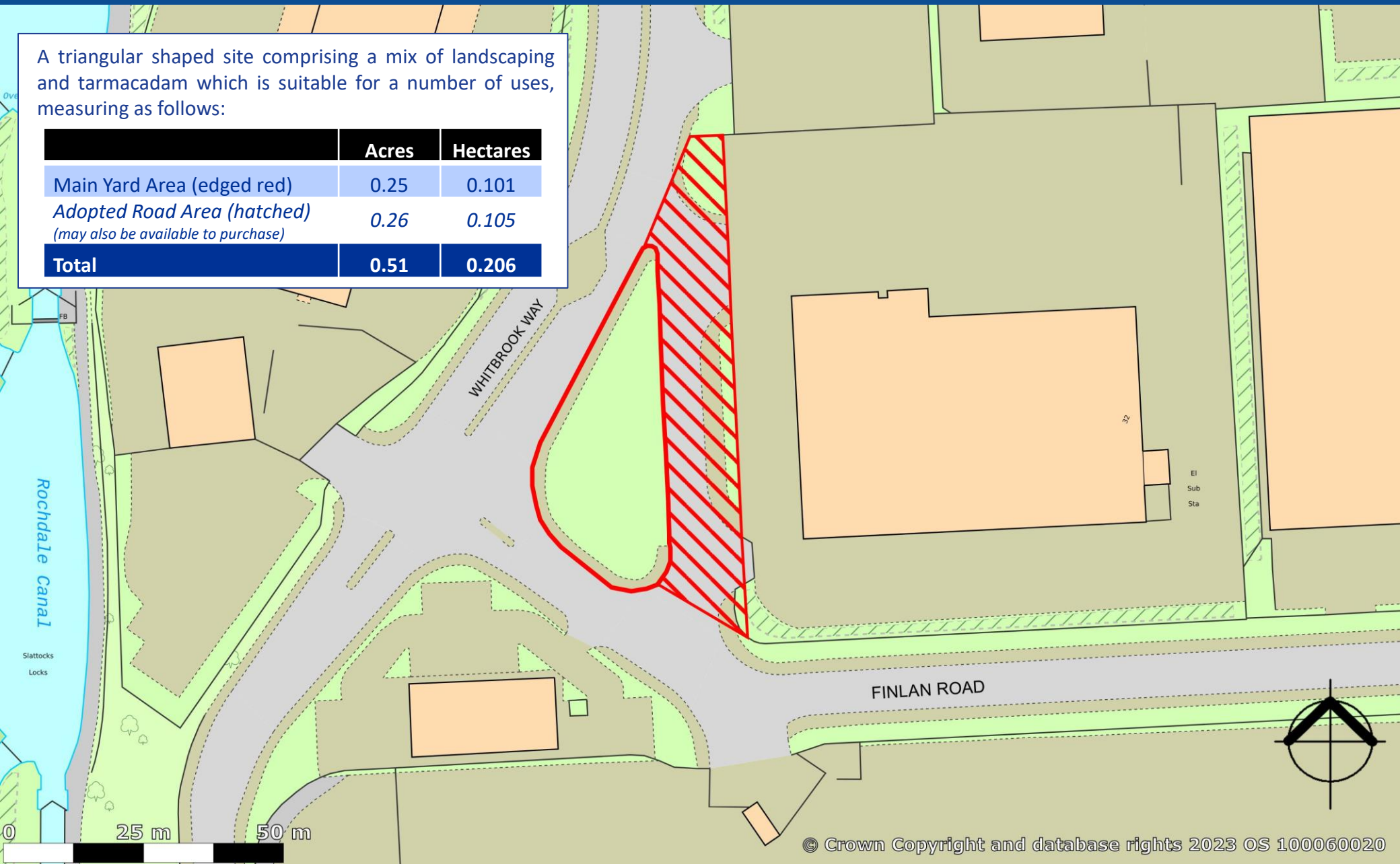




THE SITE

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
Adopted Road Area (hatched) *(may also be available to purchase)*	*0.26*	*0.105*
Total	**0.51**	**0.206**



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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 ingoing 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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Aerial image provided via Google Earth.
November 2026