



Trafford Waters

Trafford, Greater Manchester

Opportunity

The Project Promoter will consider a variety of investor involvement to include investor, co-investment and development funding. The anticipated investment requirement for Phase 1 is at circa £100 million with potential for in excess of £900 million for the whole project.

This mixed use project includes large scale mixed tenure residential and offers investors considerable opportunities to participate in income producing Private Rented Sector housing.

Project Promoters:

Peel Land and Property

Scale:

£1+ billion GDV

Sector:

Mixed-use development

Location:

Trafford, Greater Manchester

Investment Type:

Development funding or similar

Programme:

Phase 1 over 36 months

Planning Status:

Outline Permission granted

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Overview

Background

Close to Manchester City centre and sitting within the heart of the Northern Powerhouse, the project is located within the M60 ring road and in a highly accessible location. A mixed-use residential-led project located on the banks of the Manchester Ship Canal.

A diverse business community, with approximately 69,676 sq metres of office space and 3,000 new homes. Once completed it is anticipated Trafford Waters will support 4,724 new jobs.

Project Description

The Trafford Waters site is 26 hectares and can accommodate approximately 11,612 sq metres of new small scale shops, food and drink outlets and community uses, helping to create a space for residents, employees and visitors. 3,000 new homes, leisure, hotel and 67,000 sq metres of office space, complimented by infrastructure improvements that together with public transport links will make Trafford Waters easily accessible from across the region.

The site is also adjacent to the World famous Intu Trafford Centre (ITC) and Trafford Leisure Village at the heart of Trafford City. ITC has its own bus station, with a Metrolink Extension to ITC programmed for completion by 2020.



Key project detail:

- 26 hectares of land in single ownership
- 3,000 new homes
- 67,000 sq metres of commercial space
- 11,600 sq metres of small retail, food and beverage
- 300 bed hotel
- 6,700 sq metres leisure
- Excellent motorway connectivity

Project Promoter and Partnerships

The site is wholly owned and controlled by Peel Land & Property and commercial relationships are therefore at its own discretion and that of its board of Directors. Options would be for an investor/developer and/or funding partner.

Trafford Council is the local authority responsible for and administers planning applications for the Trafford City area. The project is also located within the MIDAS LEP region and forms part of the Northern Powerhouse.

