



LAND AT BRODOAK, WORSLEY, MANCHESTER, M28 2WG

- APPROX. 12 HECTARES / 29.65 ACRES
- SECURE FENCING SURROUNDING THE LAND
- GRAZING/MOWING LAND
- PRIME LOCATION

**TO LET – BY INFORMAL TENDER
(TENDER DEADLINE 29/05/2026)**



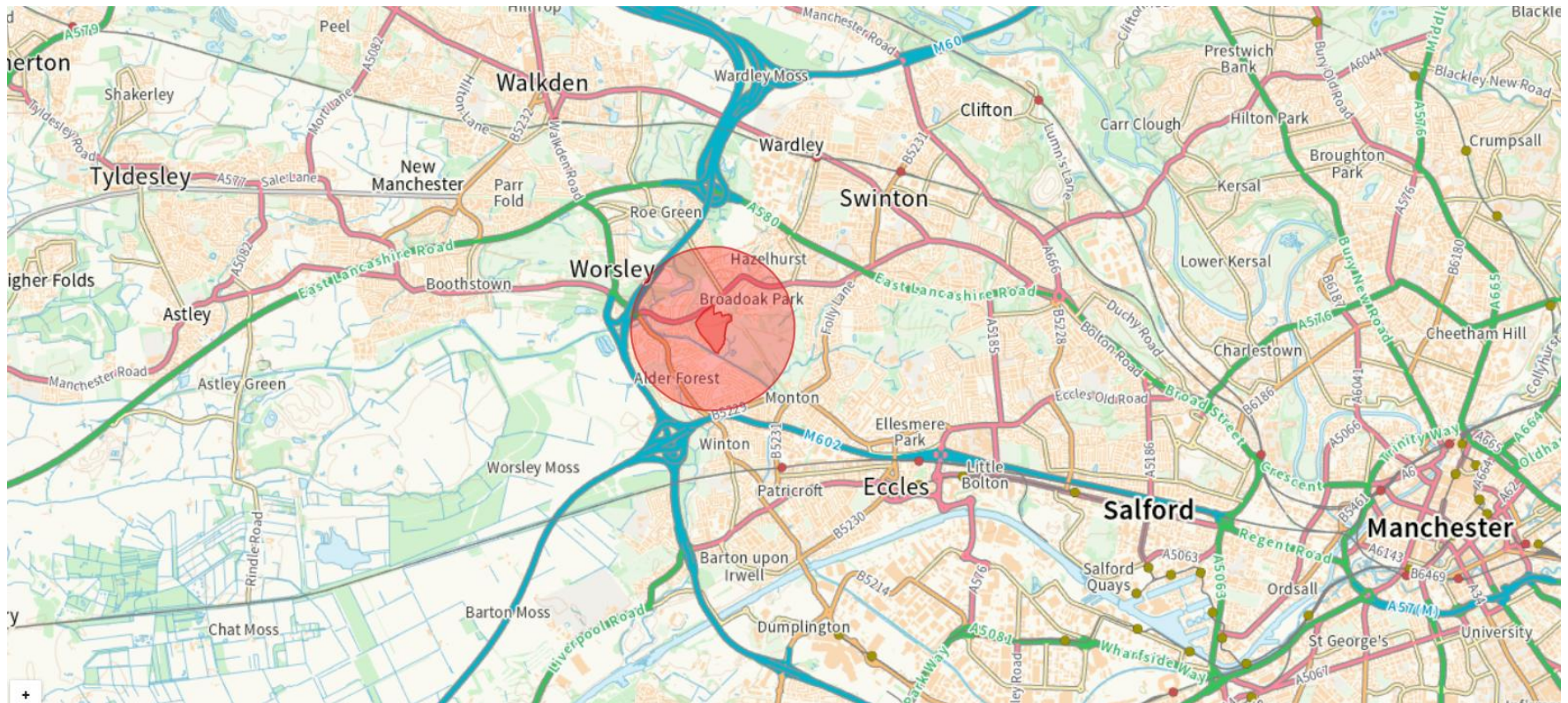
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- Close proximity to M60, M61 and M62 Motorways.
- A range of nearby amenities.
- Approximately 12 Hectares / 29.65 Acres.
- Predominantly Grade 3 Land.

Location

The land is located in Worsley, which is exceptionally well positioned, with immediate access to the M60, M61 and M62 motorway networks, providing convenient links across the North West. Manchester city centre is approximately 20–25 minutes away by car.

what3words //////////////bricks.oils.others



For identification purposes only. Not to Scale.



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Description

The land comprises approx 12 Hectares / 29.65 Acres of predominantly grade 3 land that is laid to pasture. The land is securely fenced which is beneficial for potential horse graziers and/or farmers seeking grazing and mowing. There are two public footpaths that run through the land with secure stiles and gates.



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Easements, Wayleaves, Public & Private Rights of Way;

The property is to let subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars. We are aware of two public footpaths that run through the land with secure stiles and gates.

Access

The land is accessed off Worsley Road (A572), along the private track to the gate opposite the canal (what3words///bricks.oils.others).

Services

There are no services currently connected to the site.

Viewings

Viewings are available at daylight hours only, strictly by prior appointment by contacting the office on 01942 242 636 or info@fazakerleysharpe.co.uk.

Health & Safety

Viewings are strictly by prior appointment only. Care should be taken when accessing the land. Fazakerley Sharpe accept no responsibility for any loss or damage caused when viewing the land.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any licensee looking to offer on a property confirmation of the licensees' ability to fund the license and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Tender Deadline

The property is offered to let by Informal Tender, tender deadline of 29th May 2026.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.