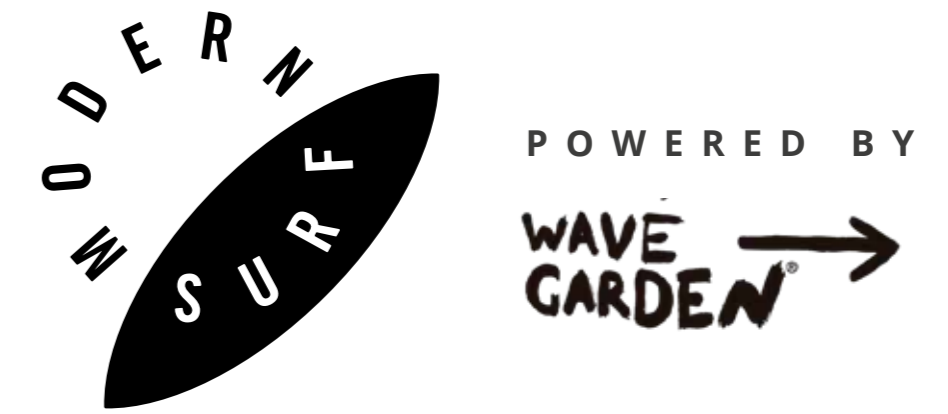


The Site



The site encompasses two sections of land off Barton Dock Road, Trafford.

These parcels of land include:

1. The former container base off Barton Dock Road, which is currently vacant with a significant amount of concrete and limited green space
2. Residual rail land off St. Modwen's Road

The site is currently vacant, overgrown and offers little to the surrounding area of TraffordCity. We propose to deliver the Modern Surf centre primarily on the first part of the site, with an associated carpark on the second part.

LOCAL CONTEXT

Our site can become an important contribution to the ongoing success and recent developments in Peel L&P's TraffordCity and Trafford Park. The proposed development would sit in a recognised retail and leisure area, completing the eastern quarter of TraffordCity.

The site is easily accessible. It sits on a major bus corridor along Barton Dock Road, with bus stops immediately outside. It is also only 450m from the Barton Dock Road Metrolink station on the new Trafford Park line, approximately a 5 minutes' walk.



Aerial view of the site