Trafford: first for investment

Home to a dynamic economy, vibrant housing market, outstanding schools and excellent cultural, sports and leisure facilities; Trafford is the perfect place to invest for commercial and residential development.

Trafford has ambitious plans for significant economic and housing growth, and will have a major role in the delivery of Greater Manchester’s growth agenda.

Trafford is at the heart of Greater Manchester and a major economic powerhouse.

Altair

- Altair is a new £70m residential and leisure quarter in Altrincham Town Centre
- Conceived by Nikal in partnership with Trafford Council, Altair occupies 1.8 hectares adjacent to the Transport Interchange, connecting it to Manchester and the North West
- Through its luxury homebuilding business, Hillcrest Homes, Nikal will deliver 143 high quality apartments across all phases
- Phase 1 commenced in 2017 with site clearance and enabling works ready for construction of Altair One in April 2018 – 59 apartments and penthouses with a residents’ roof garden
- In Phases 2 and 3, Nikal will deliver a further 84 apartments, 4,180 sq.m of leisure retail and 1,860 sq.m of Grade A office accommodation
- Adjacent to the new £19m Altrincham transport interchange, Altair will be easily accessible by workers, residents, visitors and shoppers

Altair

- 235,000 Population
- 163,000 Jobs
- 23,000 New Homes (2017-2035)
- 14,000 Businesses
- 52% Residents NVQ Level 4+
- 60% Management/Professional Occupations
- 1.12 m sq.m New Employment Space (2017-2035)

development sites

Major opportunities for the delivery of economic and housing growth include:
- Carrington: 11,500 homes and 750,000 sq.m employment
- University Academy 92 (UA92), and the Civic Quarter and the Refreshed Stretford Masterplan
- Trafford Waters: 3,000 homes and 87,000 sq.m employment
- Davenport Green/Timperley Wedge: 3,300 homes and 50,000 sq.m employment
- A wide range of other sites across Trafford

Trafford is one of the most economically competitive areas in the North of England with £7.1bn of economic output per annum. It is home to 14,000 businesses employing 163,000 people. Trafford Park is one of the largest and most successful industrial estates in Europe with 1,300 businesses. Trafford has a highly skilled population with 52 per cent educated to degree level or equivalent.

www.altairuk.com
www.hillcresthomes.co.uk

www.nikaluk.com
www.hillcresthomes.co.uk

A prime location

Trafford is a prime location for the delivery of significant economic and housing growth:
- Major investment and development opportunities
- An extensive tram/light rail network
- 2 hour express train journey to London via Manchester Piccadilly
- 45 minute drive to Leeds/Liverpool
- Easy access to Manchester International Airport
- HS2 rail service planned for 2032 including the Manchester Airport station in Trafford
- Outstanding schools
- Major leisure and cultural destinations
University Academy 92 (UA92)

University Academy 92 (UA92) is a unique collaboration between Class of 92 and Lancaster University, in partnership with Trafford Council, Brunwood, Trafford College and Microsoft. The project also has the support of Manchester United Football Club and Lancashire Cricket Club.

UA92 will provide an iconic higher education facility in Stretford, offering a portfolio of undergraduate, postgraduate, CPD and pathway degrees in business, sport, media and psychology. Qualifications will be awarded by Lancaster University, the top ranked university in the North West in the UK league tables in 2017 and Sunday Times / Times University of the Year.

P.P. O'Connor

P.P. O'Connor is a family owned and run business which provides dismantling, demolition, earthworks, remediation, ground works and civil engineering services across the North West and the UK.

The company, which employs 250 highly skilled people is planning a brand new head office in Trafford Park this year and is working with architects Falconer Chester Hall on the designs.

P.P. O'Connor is working on some of the most high profile projects in the region including Siemens on Princess Parkway; T2 Manchester Airport; Davyhulme Waste Water Treatment Works, 55 Portland Street, Manchester and Circle Square on Oxford Road, with work well under-way on the Trafford Park line extension, this year marks a decade of P.P. O'Connor working with MPT to deliver the ever growing Manchester Metrolink network.

The company invests extensively in its fleet of vehicles, plant and equipment and, more importantly, invests in the training and personal development of everyone within the organisation. The safety and well-being of its team and the general public is the number one priority for P.P. O'Connor, and its recent industry awards reflect the company’s exemplary track-record.

Lancashire Cricket Club

Emirates Old Trafford, home to Lancashire Cricket Club, is an all-encompassing venue for sport, business and leisure. Boasting major international cricket matches, world-renowned concerts such as Ariana Grande’s ‘One Love Manchester’, quality conference and event facilities for up to 2,000 delegates and a unique four-star Hilton Garden Inn, it’s a hive of activity.

Following the completion of a £60 million redevelopment, directly funded by Trafford Council, between the years 2020-24 the multi-purpose venue will host high-profile international cricket matches that will see more than one million visitors to the ground. The direct economic benefit to Manchester is estimated to be worth over £83 million.

Gardiner & Theobald

Gardiner & Theobald is an independent construction and property consultancy working across all sectors of the built environment. We focus on minimising risk and creating opportunities to maximise the value of our clients’ developments and property assets.

Our diverse workforce is bound together by five core values we live by and underpin everything we do. These being, Independence, Reputation, Progression, Ethical Thinking and Engagement.

Gardiner & Theobald have built a professional delivery team to work alongside Trafford Council delivering their leisure programme. We have partnered with 5 Plus Architects, Hoare Lea and HL Engineers and procured Willmott Dixon as the delivery partner for Urmston Leisure Centre.

Addleshaw Goddard

Addleshaw Goddard

A premium Real Estate practice built to manage the property asset lifecycle from acquisition to exit

We work with clients to deliver iconic developments and transformational projects, and advise on the most complex Real Estate transactions, including international investments and joint ventures, from pre-acquisition, through development, to successful exit.