

FOR SALE

Prominent Site likely to be of interest to Developers,
Investors & Owner Occupiers

Lees Road, Littlebank Street, Moorhey Street, Oldham OL4 1JA



The Opportunity

A rare opportunity to purchase a property which has both investment and development potential.

The property extends to circa 1.68 acres and accommodates various buildings with an appropriate gross internal floor area of 28,400ft².



Aerial Site Plan

Grasscroft De Greenfield Ltd

Unit 1 • Block A • Gatehead Business Park • Delph • OL3 5DE

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Indicative Site Plan



Location Plan

Development Potential

Whilst the site may be of interest to both investors and owner occupiers, it possesses development potential, subject to planning, for either a more intensive commercial redevelopment or for residential development.

Prospective purchasers should make their own enquires with regard planning etc.

Information Pack

A comprehensive package of technical information will be provided to all parties who express an interest in bidding for the property.

Site viewings by prior appointment.

Method of Sale

Informal offers, on a subject to planning or unconditional basis, will be sought.

Final date for submission of offers will be communicated to all interested parties.

Initial expressions of interest should be forwarded to Michael Coulter, at the postal or email address detailed at the foot of the first page of these particulars.

PROPERTY MISDESCRIPTIONS ACT 1991: Grasscroft Development Solutions for themselves and as agents for the vendors of the property give notice that whilst we endeavor to make our sales particular accurate and reliable, if there is any point of particular importance to you please contact this office and we will be pleased to provide further information. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, Grasscroft Development Solutions, nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

