

LAND AT HUDDERSFIELD ROAD MOSSLEY

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY

OFFERS INVITED

By 12.00pm

Monday 30th September 2024



A rare opportunity to purchase the largest remaining greenfield residential development site in Mossley, a countryside town located in the foothills of the Pennines, adjoining the villages of Saddleworth. Being within convenient reach of the town centre and transport links, as well as being adjacent to open countryside and rural walks, the completed development will have broad appeal to prospective purchasers.

/ KEY FEATURES

Outline Planning Permission No. 18/00159/OUT - Granted on 1st July 2024.

Freehold site. The site extends to circa 12.59 hectares (31.1 acres) with a developable area of 8.9 hectares (22 acres).

Access approved. Gained at the eastern boundary from Huddersfield Road (B6175).

Subject to Section 106 Agreement (contributions agreed).

Maximum of 175 dwellings to include 15% affordable housing provision (26 maximum). Indicative layout shows 70% being 4+ bedroom executive detached.

A significant amount of detailed design approved by all Statutory Consultees, including drainage connection.

LOCAL INFORMATION

Location – Ordnance Grid Reference - SD982028, nearest postcode – OL5 9DP

The site benefits from excellent transport links with Mossley railway station 0.6 miles away (15 minutes walk), only 20 minutes journey time to Manchester City centre. (Piccadilly).

The site adjoins the Tame Valley Way to the west, an attractive green corridor with footpath. To the east, Green Belt grazing land provides equally attractive views.

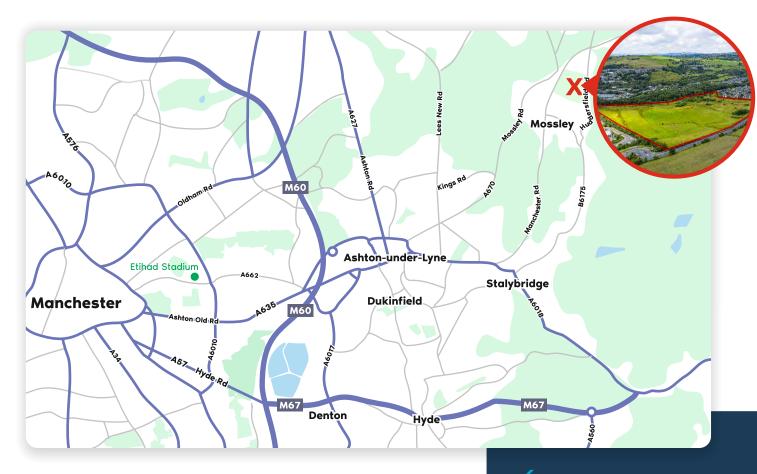
Mossley Hollins High School adjoins the site to the south – recently rated outstanding by Ofsted.

Manchester City centre is 8.5 miles to the west.

Junction 23 of the M60 is 4.4 miles to the south west.

Public footpath FP/50/10 diversion route included in the permission.

The site slopes down from Huddersfield Road to the western boundary, where the development adjoins a Site of Biological Importance.





CONTACT INFORMATION

For further information:

Drawings and supporting information are available to view via the following link **Documents**, QR Code below and on Tameside Metropolitan Borough Council's Website – www.tameside.gov.uk

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IMPORTANT NOTICE

Boundary lines and measurements are approximate. The text, plans and photographs are for guidance only. These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Prospective purchasers must satisfy themselves by a site inspection and due diligence enquiries to the appropriate organisations. None of the plans and documents in the link form a warranty in relation to the site.