

**Former Mossley Hollins High School,
Huddersfield Road,
Mossley
OL5 9DJ**

Prime residential development opportunity

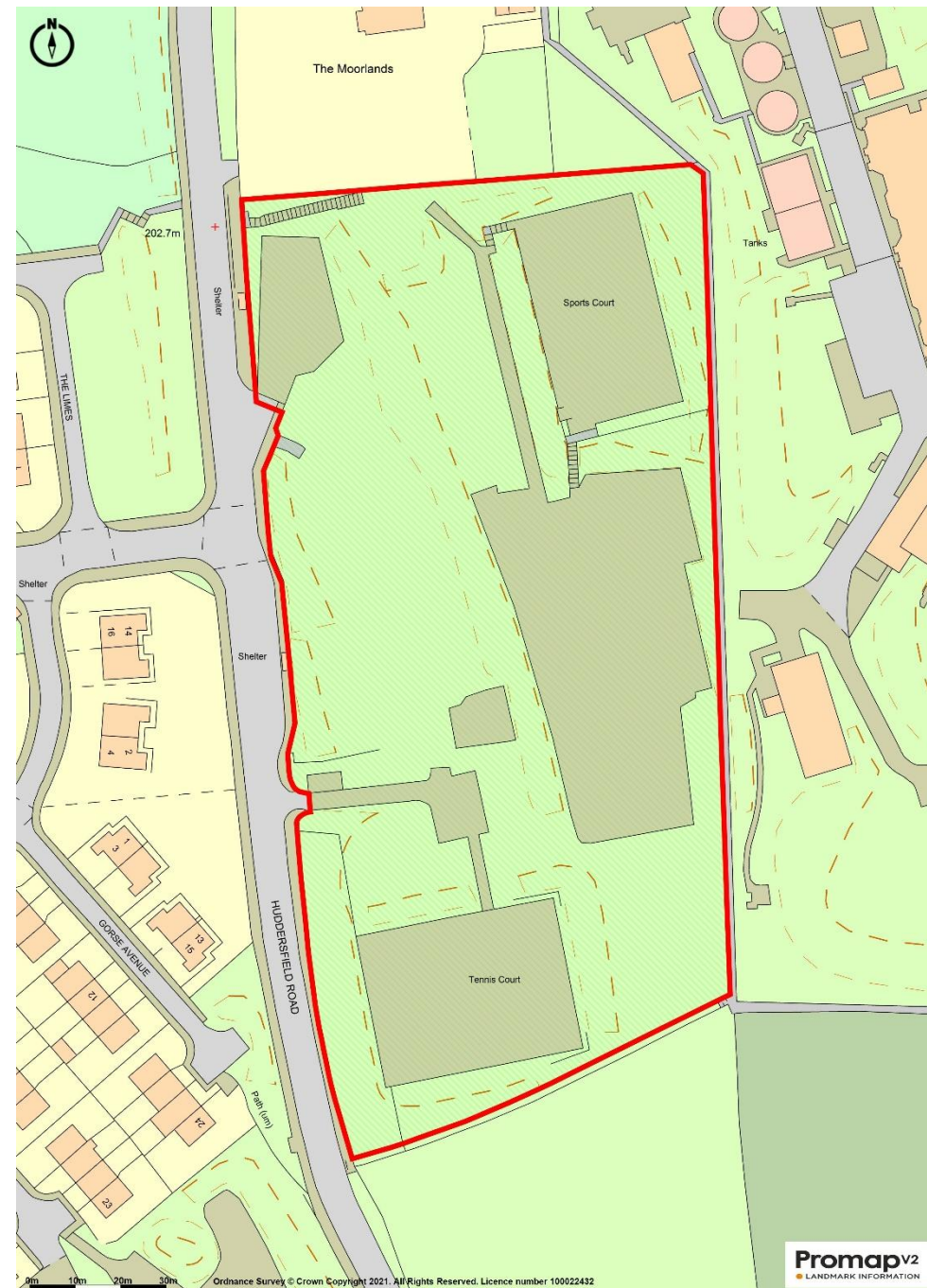
The opportunity.

Land comprising the former Mossley Hollins High School, Huddersfield Road, Mossley, Greater Manchester, OL5 9DJ.

A prime residential development opportunity in the popular and attractive commuter town of Mossley, in the foothills of the Pennines and with views over the upper Tame valley, conveniently located for a short commute into central Manchester.

The site which extends to approximately 4.7 acres, offers an excellent opportunity to create a housing development (subject to planning consent) in an attractive hillside setting. The site benefits from an elevated position, close to local schools and within 1 mile of the amenities of the town centre and train station, from which Manchester city centre can be reached in approximately 25 minutes by train.

The site benefits from having previously been granted an outline planning consent for residential development and therefore the principle of residential use on the site is established.





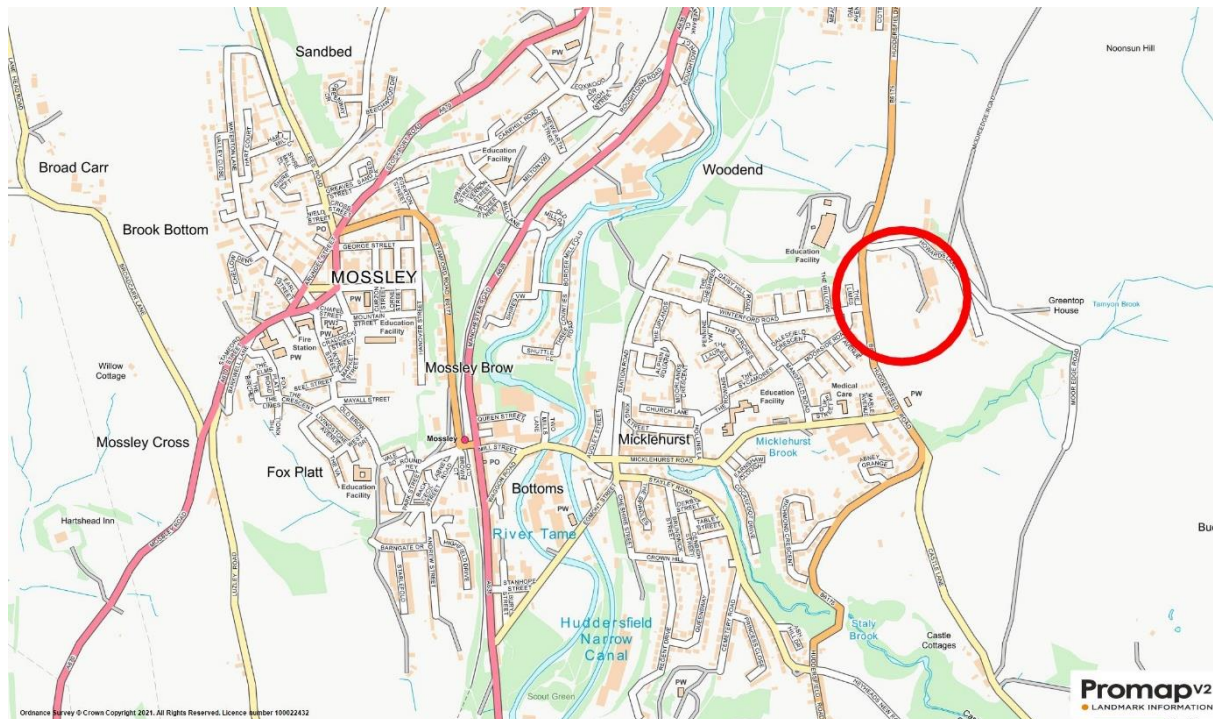
Location

The site lies within the town of Mossley in the upper Tame valley approximately 5 miles south-east of Oldham and roughly 11 miles north-east of Manchester. Mossley Train station provides regular services to Manchester Piccadilly within 25 minutes and northwards to Huddersfield in the same timescale. It is a popular commuter town positioned within the foothills of the Pennines and offers an array of local amenities, including a number primary schools and Mossley Hollins High School, which is located close to the subject site.

The site which in general slopes up from west to east, fronts Huddersfield Road and is surrounded largely by open fields to the north and south and existing housing to the west. The former school buildings which once occupied the property have been demolished leaving areas of shrubbery low level foliage and hardstanding. There are currently two mounds located on site, consisting of demolition material (broken up brick and concrete).

Town Planning

The property sits within the jurisdiction of Tameside Metropolitan Borough Council and was granted outline planning consent for residential development (up to 41 dwellings) on 17 November 2017. A reserved matters application was to be submitted within three years of the consent date which has now passed. However, concessions were made by the Government in light of the Covid 19 pandemic and the subsequent progression of sites. Considering the dates of the consent, it is possible that this site may benefit from these extensions, with provisions to extend unimplemented permissions to the 1 May 2021, which we believe would apply to the condition relating to the submission of reserved matters.



Further details in respect of the Government extensions can be found [here](#)

Full details of the consent along with a suite of technical reports and plans can be viewed and downloaded via a dedicated online data room, access to which can be granted to interested parties.

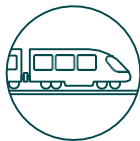
Mossley & The upper Tame Valley

In a recent report by Knight Frank’s residential research team [Development Opportunities 2020](#) which used geospatial mapping data that ranks every local authority in the UK against a variety of economic and housing measures, Tameside was placed in the top 5 districts in the country, prime for residential development. The top 5 hotspots are places where housebuilders are able to maintain healthy profitability, while house prices remain within reach of local earners. They are local authorities with superb access to good and outstanding schools on a per capita basis, where basic services such as doctors surgeries, bus routes and retail are comprehensively and evenly distributed and internet download speeds are exceptional.

The Tame Valley lies in the foothills of the Pennines, on the edge of the Peak District National Park and is characterised by river valleys, moorland and hill country. The area provides a great balance of heritage, open landscapes, amenities and good transport links which all make for an attractive place to call home. The area is easily accessible via major routes, making it a popular location for commuting either side of the Pennines towards Manchester one way and Huddersfield, Halifax and further on to Leeds the other way.



25 mins
Manchester



25 mins
Huddersfield



15 mins
M60 Motorway



30 mins
Manchester
Airport



Further information.

Method of Sale

The opportunity is being offered for sale by private treaty, however the vendor reserves the right to conclude the sale via informal tender. Offers are invited on a subject to planning basis for the freehold interest.

VAT

We are informed that site is not elected for VAT and therefore VAT will not be payable. Should this change, VAT will be applicable at the prevailing rates and payable accordingly.

Legal Fees

The purchaser will be liable for the vendor's (Tameside Council) legal and surveyors fees in completing the subject legal documentation. Further information is provided in a purchaser notice available to view on the dataroom, detailed below.

Services

Further information on utilities is available on the data room however Interest parties should also make their own enquiries regarding services to the site.

Viewings

The site can be viewed freely from the public highway. Prospective purchasers should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

Contact us.

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Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U8AN, where you may look at a list of members' names.

Tenure

The site is being sold Freehold and full title documents can be found in the dataroom.

Further Information

Further information including technical pack, planning details and title information is made available via a dedicated online dataroom, login details for which can be made available upon request.

Bid Timescales

Offers will be invited on a subject to planning basis and strictly in accordance with the purchaser information notice made available upon request. Timescales for offers along with further information will be provided to interested parties in due course.