

Potential Development Site - Former Taunton Sunday School, Newmarket Road, Ashton-under-Lyne, OL7 9JS

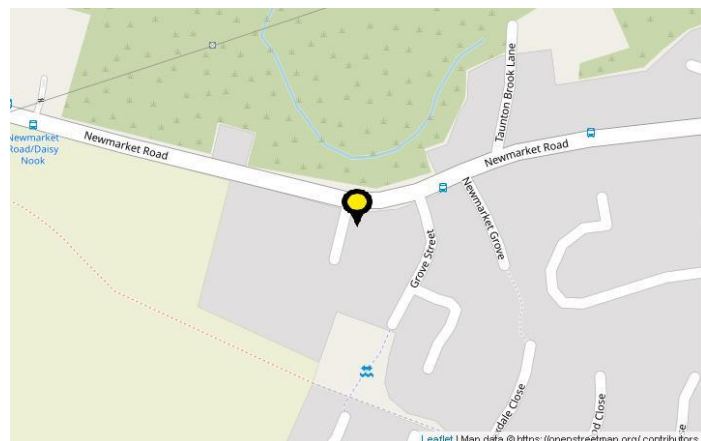


- **Potential Development Site**
- **Approximately 0.19 Acres (0.076 Ha)**
- **Previous Consent for Building to be Demolished**
- **Unallocated in Unitary Development Plan**
- **Popular Residential Area Close to Daisy Nook**
- **Informal Tender. Sealed Written Offers by 12.00pm (Noon)
3rd December 2021**

FOR SALE: Offers in Excess of £150,000

LOCATION

The site is located at the junction of Newmarket Road and Newmarket Grove, approximately 3.5 miles from Oldham and 1.3 miles from Ashton under Lyne, in a popular suburban location on the edge of Green Belt and close to Daisy Nook Country Park.

**DESCRIPTION**

The former Taunton Sunday School building and land to the rear extending overall to around 0.19 acres, or thereabouts, and more particularly outlined in green on the attached identification plan. The building, which we are informed extends to around 2,750 sq ft, is in very poor condition with severe structural issues and there is previous consent for it to be demolished (Ref: 15/01016/NDM).

The site is 'unallocated' on the current UDP for Tameside and it is considered that residential development would be appropriate subject to obtaining planning consent.

SITE AREA

The site area has been estimated by reference to the Ordnance Survey using Promap:- 0.076 Ha (0.19 Acres), or thereabouts.

SERVICES

We understand that all mains services are available in the immediate vicinity of the property, but interested parties should check availability and capacity.

SALE

The property is offered 'For Sale' on behalf of Tameside Metropolitan Borough Council. The sale is to be by Informal Tender with sealed written offers to be submitted by 12.00pm (Noon), 3rd December 2021. Any offer submitted should reflect the proposed terms of sale, which are available upon request.

TERMS OF SALE

A copy of the proposed terms of sale is available upon request from Breakey and Nuttall.

TENURE

We have not had sight of the title deeds but are informed that the property is Freehold. This information is subject to confirmation by solicitors.

LOCAL AUTHORITY

Tameside MBC, Tameside One, Market Place, Ashton-under-Lyne, OL6 0GS.

(T) 0161 342 8355 (W) www.tameside.gov.uk

VAT

The price is quoted exclusive of, but may be subject to the addition of VAT.

VIEWING

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below.

NOTE:

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars. Viewing is at prospective purchasers own risk.

Subject to Lease/Contract VB/GDO/A701 September 21

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Regulated by RICS

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