Industrial/Commercial Development Land

For Sale/To Let

3 Acres (1.2 Ha)

Former Rugby Mill, Gorse Street, Chadderton, Oldham OL9 9RJ

- 3 Acres (1.2 Ha)
- Short term occupation considered
- Cleared site
- Immediately available
- Only ¼ mile from J21 M60
- Close to Lidl, McDonalds & Costco

Boundaries shown for identification purposes only.
Former Rugby Mill, Gorse Street, Chadderton, Oldham OL9 9RJ

Location
The property is in a mixed use area including industrial, warehouse, fast food and retail uses. It is a quarter of a mile from J21 M60 via Gorse Street.

Description
The site was formerly a 5-storey mill (including basement) of c.197,584sqft. The mill was demolished in autumn 2014. The site is fenced and secure.

Terms
The site is for sale or lease. Short term tenancies will be considered.

Planning
We are advised that the site was allocated in the Unitary Development Plan as a Primary Employment Zone (PEZ8). The site was re-designated as a Business and Employment Area (BEA) and falls under BEA 3 ‘Greengate and Broadgate’. This is referenced in Policy 13 of the Core Strategy, although there is no specific reference to the site. The following additional uses are accepted through the Core Strategy:

• A4 – Drinking Establishments
• A5 – Hot Food Takeaway (excluding SEAs 1 to 10)
• Leisure facilities up to 1,000 square metres gross floorspace
• Retail facilities up to 500 square metres gross floorspace
• Building and construction related uses

In the last consultation for the emerging Site Allocations document, the Council proposed to allocate Rugby Mill as an employment only allocation (i.e. B1, B2, B8). The Site Allocations Document is to be submitted to the Secretary of State, which at present is proposed for April 2015.

Additional Land
Our clients own the adjoining land shown by blue edging of c 6.5 acres. Further details upon request.

Tenure
The majority of the site outlined in red is held on a 999 year lease from the 1st May 1908 and there is a small freehold section outlined in black. The freehold section comprises a small portion of land on the north westerly boundary of the site.

VAT
VAT will be charged at the prevailing rate.

Costs
Each party will pay their own costs in the transaction.

Price/Rent
On application.

Viewing and Further Information
Viewing by prior appointment with the joint agents Preston O’Herlihy and Lambert Smith Hampton.