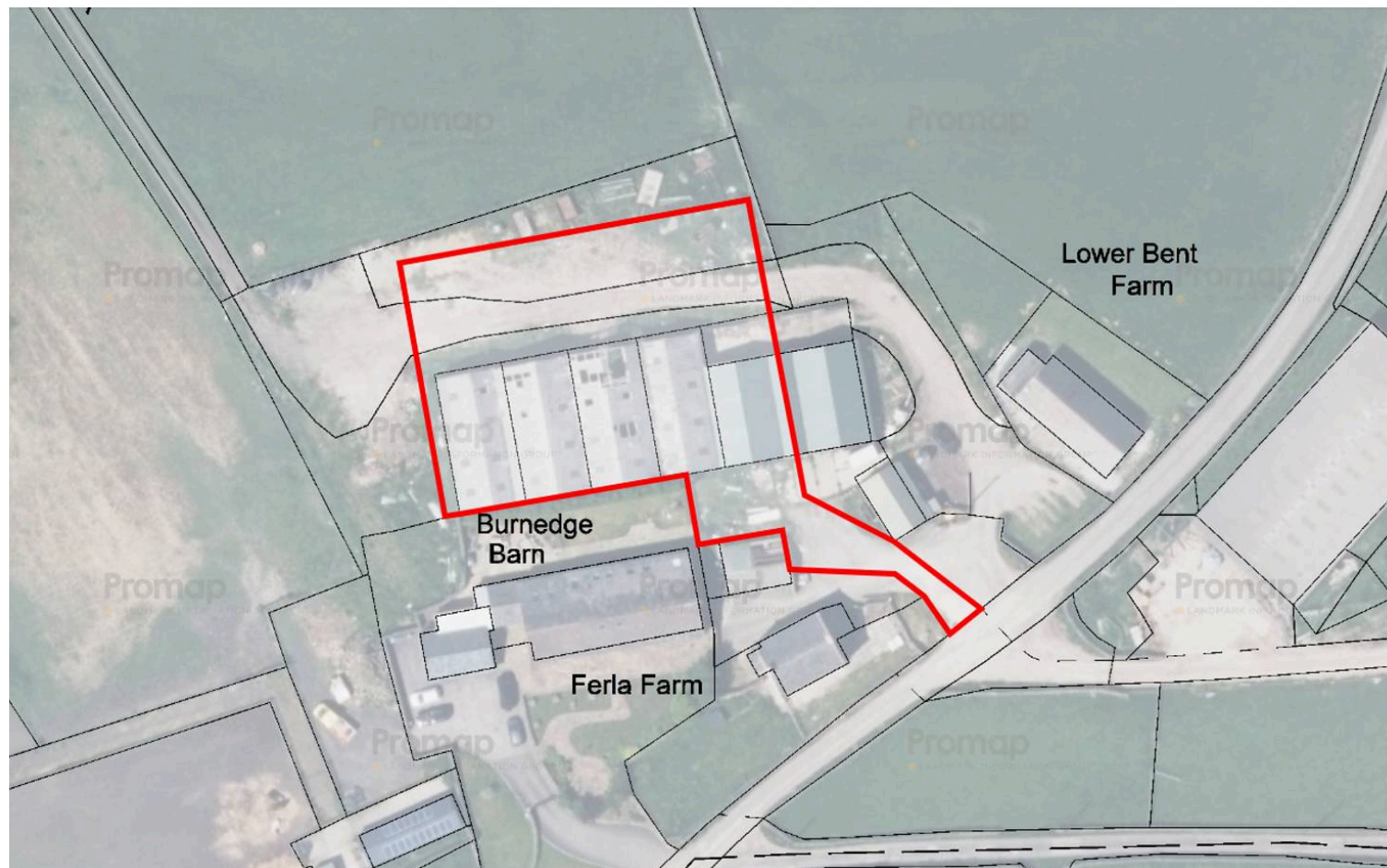




Building Plots, Lower Bent Farm, Burnedge Lane, Burnedge Lane - OL4 4EB

£1,000,000 Freehold

THREE BUILDING PLOTS - LOWER BENT FARM, BURNEDGE LANE, GRASSCROFT, OLDHAM, OL4 4EB - A SITE IN THE GREENBELT COMPRISING 1898.25 MSQ WITH PERMISSION FOR THE DEMOLITION OF THE AGRICULTURAL BUILDINGS AND REPLACEMENT WITH FOUR DETACHED DWELLINGS INCLUDING ACCESS ARRANGEMENTS AND INDIVIDUAL PARKING SPACES. PLEASE NOTE CLIENT IS RETAINING ONE DWELLING.

Description

The site is part of a farm now known as Lower Bent on Burnedge Lane, Grasscroft. This is a popular location with a first school close by, the train station a short drive away, golf club and various other facilities in the vicinity. Saddleworth village centre is a short drive away. There is a tram stop in Oldham, with free parking, giving easy access to Manchester which is a 45 minute drive away. PLANNING The planning permission is for four good size detached homes in individual plots each with three parking spaces and garden areas. The seller is retaining one plot. The details of the application and subsequent permission can be viewed on Oldham Council website under Application No. FUL/351690/23.

Location

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Purchase Price

Offers around £1 million for the whole site. It is our view that the site will be easiest for a developer to deal with although sale of individual plots will be considered. However, it has to be borne in mind that services need to be installed, access needs to be installed and the services will have to be brought some distance.

Services

We understand mains water (United Utilities) comes up Burnedge Lane but is some way away from Lower Bent. Drainage will be via private drainage system and a new Bio-disk is anticipated being necessary including for the three existing houses. Electricity will be via the existing apparatus but quotes for a new supply will have to be obtained. Client will agree to appropriate wayleaves and easements for these services to pass through, under or over his land if needed. He also requires an approval of plans clause in any agreement to approve changes to the planning.

Viewing

By prior arrangement with the agents. A viewing day will be arranged. Contact: Liz Robertshaw Tel 07739 256556 – Mondays & Wednesdays Email: liz@holroydmiller.co.uk Alfie Sullivan Tel 01924 299494 (Option 3) Monday to Friday Email: Alfie@holroydmiller.co.uk

