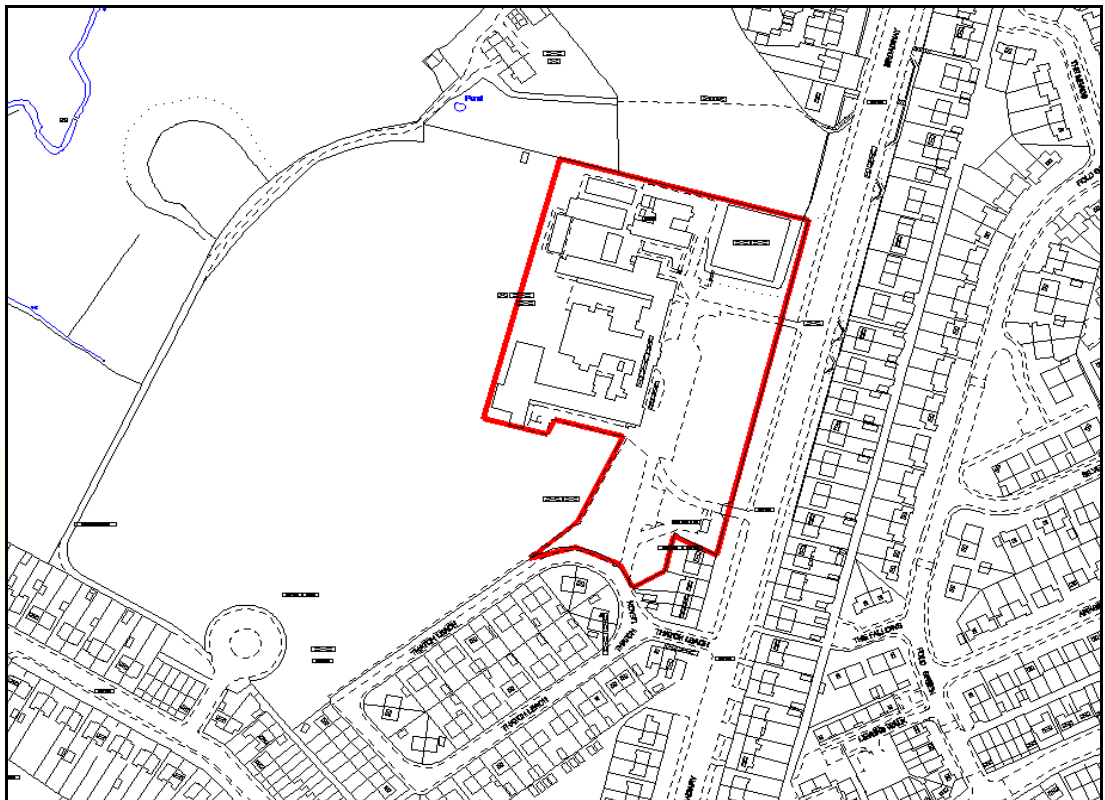


Conversion/Development Opportunity

**SITE OF THE FORMER RADCLYFFE LOWER SCHOOL,
BROADWAY, OLDHAM**

Expressions of Interest required



Unity Partnership, on instruction from Oldham Council are seeking expressions of interest for the former Radclyffe Lower School site for either conversion of the existing school buildings or redevelopment of the site.

- Conversion/development opportunity (subject to planning consent)
- Site area approximately 20,273 sq. m (5 acres)
- Designated site access from Broadway via Thatch Leach

Tenure

The former Radclyffe Lower School is situated on Broadway in the Chadderton district of Oldham approximately two miles from Oldham Town Centre. The site is predominantly located within a residential area in Chadderton.

Description

The former Radclyffe Lower School has been relocated to another purpose built site. The current site has been declared surplus. Oldham Council is seeking expressions of interest from potential purchasers with respect to converting the existing school buildings or redeveloping the site.

The land comprises a roughly flat rectangular plot which tapers to the southern boundary. The site is approximately 2 hectares (5 acres).

Planning

The site is currently unallocated in the Oldham Unitary Development Plan and any development proposals will be considered on their individual planning merits.

The local planning authority has indicated that the site would be suitable for residential development, but the responsibility is with the interested parties to make their own planning enquiries.

Any proposed use would be subject to the approval of the Planning Authority. For any further information on this matter, please contact the Planning Services section of Oldham Council's **Environmental Services Directorate, Planning Services, Civic Centre, PO Box 30, West Street, Oldham OL1 1UQ. T 0161 770 4105**

Tree Preservation Order

There are several clusters of mature trees located on part of the site, bordering the site boundary of Broadway. These trees are currently protected by a tree preservation order under the Town & Country Planning Act 1990. It is essential for the interested parties to demonstrate development of the site without the loss of trees.

Highways

The adjacent highway of Broadway and Thatch leach and Broadway are adopted by the local authority and are maintainable at the public expense.

Oldham Council are to approach the Highways Agency with respect to creating a traffic controlled junction to the site directly from Broadway.

Contamination/Deleterious Materials

Purchasers are expected to make their own enquiries into the previous uses of the property or of neighbouring land in order to determine the likelihood of any contamination.

Expressions of Interest

Expressions of interest are invited for the Councils interest. They must be returned by 12 Noon on Monday 1st September to the address outlined below.

Expression of interest forms can be downloaded in pdf format from the website or can be obtained from the Estates Department on 0161 770 4529

Further Enquiries

Phil Holland, Senior Surveyor, Estates Team, Unity Partnership, Henshaw House, Cheapside, Oldham, OL1 1NY

T 0161 770 4529

E phil.holland@unitypartnership.com

Whilst every effort is made to ensure that these particulars are correct no warranty is given by the Council for any statement contained herein. Any intending purchaser(s) must satisfy themselves by inspection or otherwise as to the accuracy of these details. All property is offered subject to contract prior to sale or withdrawal. The Council is not bound to accept the highest or any offer made in respect of the said property