

For Sale

Development Opportunity

Former Limeside Library

Elm Road, Limeside, Oldham, OL8 3JY



- 0.27 Acre (0.11 Ha)
- Development Opportunity
- Established Residential Area
- Close Proximity to A62 and M60 (Junction 22)

On the instructions of



Oldham
Council

Elm Road, Limeside, Oldham, OL8 3JY

Location

The former Limeside Library is situated at the junction of Whitebank Road and Elm Road in the Limeside district of Oldham approximately 3 miles south west from Oldham Town Centre.

The property is located in a prominent location within a predominantly residential area of semi detached dwellings.

Description

The library has been declared surplus to Oldham Council's requirements and on behalf of the Council, Unity Partnership is seeking bids to purchase the property for purposes of refurbishment or complete redevelopment of the site.

The former library building comprises a single storey property of traditional brick construction under a pitched roof. To the exterior are two entrances and grassed / landscaped areas.

The site comprises a roughly rectangular level plot and amounts to approximately 0.27 acres (0.11 Ha).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

The purchaser will be required to make a contribution of £6,500 towards Oldham Council's legal and surveyors fees.

Tenure

Oldham Council intends to dispose of the property on the basis of a build licence, with the grant of a 250 year lease (at a peppercorn rent) upon completion of the redevelopment of the property.

The council requires that all works are undertaken within 12 months of the grant of a building licence. Further information is available on request.

Planning

The library that formerly occupied the site has been relocated, therefore it is considered that the loss of a community facility has been justified.

Taking this into account, we have been informed by the Local Planning Authority that the site is considered suitable for a variety of alternative uses including residential and retail uses, subject to the necessary planning consents.

Interested parties should make their own enquiries of the local planning authority (Oldham MBC) to ascertain the suitability of their proposed use for the site.

Viewings

The property will be made available for viewing to prospective purchasers at a later date, which is to be confirmed. Interest parties should register their interest in order to receive details of viewings as they are announced.

Tender Process

The property will be disposed of by Informal Tender on the basis of the long leasehold outlined above. Tenders should be submitted to the Council's Legal Division by 17.00 on the 20th January 2012 in a tender envelope that can be obtained from the Joint Agents.

Further detailed instructions for the submission of bids is available on request.

Bids submitted which are not in compliance with the prescribed procedure will not be considered.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Phil Holland

Unity Partnership

0161 770 4529

phil.holland@unitypartnership.com

Daniel Bolton

Lambert Smith Hampton

0161 228 6411

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Elm Road, Limeside, Oldham, OL8 3JY

Location Plan



Rear View of Property



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Site Plan



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November 2011

 **Unitypartnership**
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