

**Lambert  
Smith  
Hampton**

**0161 228 6411**  
[www.lsh.co.uk](http://www.lsh.co.uk)

**For Sale**

**Refurbishment Opportunity**

## **Former Gardener's Lodge**

**Chadderton Cemetery, Middleton Road, Chadderton, OL9 0JZ**



- 0.07 Acre (0.03 Ha)
- Period detached property in close proximity to Oldham and Chadderton Town Centres
- Mature walled garden
- Guide Price of £75,000

On the instructions of



**Oldham**  
Council

**Lambert Smith Hampton**

3 Hardman Street, Spinningfields, Manchester M3 3HF T +44 (0)161 228 6411

# Chadderton Cemetery, Middleton Road, Chadderton, OL9 0JZ

## Location

The property is located adjacent to the main cemetery gate of Chadderton Cemetery, close to the junction of Middleton Road and Broadway.

The property is approximately one and a half miles from Oldham town centre and benefits from close additional links to both Chadderton and Middleton Centres.

## Description

The lodge is situated approximately 5 metres from the main cemetery entrance and was originally built to provide accommodation for the cemetery gardener. As a result of a reduction in the number of cemetery properties, the property has been declared surplus.

The property comprises a two / three bedroom traditional detached residential dwelling of stone construction under a pitched tile roof. The property demonstrates a unique and attractive gothic style with traditional ornate stonework.

To the exterior is an enclosed front garden which comprises a grassed lawn and surrounding flowerbeds. A small walled yard exists to the rear which can be accessed from the rear kitchen door.

Internal Floor Areas	Metres
Lounge	3.8 x 4.0
Dining Room	3.1 x 3.0
Kitchen	3.1 x 2.4
Master Bedroom	3.7 x 4.1
Bedroom 2	3.0 x 3.3
Bathroom	3.6 x 3.0

## VAT

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

## Legal Costs

The purchaser is required to contribute £6,500 towards the Oldham Council's legal and surveyors fees.

## Tenure

The property is offered to the market on the basis of a 250 year long leasehold on a peppercorn annual rent. A draft copy of the lease is available on request.

## Structural Survey

The property has experienced structural movement. A structural survey has been produced and is available to interested parties on request.

## Planning

The property has a permitted use for a residential dwelling house. Alternative uses may be suitable, subject to the necessary planning consent. Interested parties should direct their enquiries to the Local Planning Authority at Oldham MBC.

## 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 Procedure

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

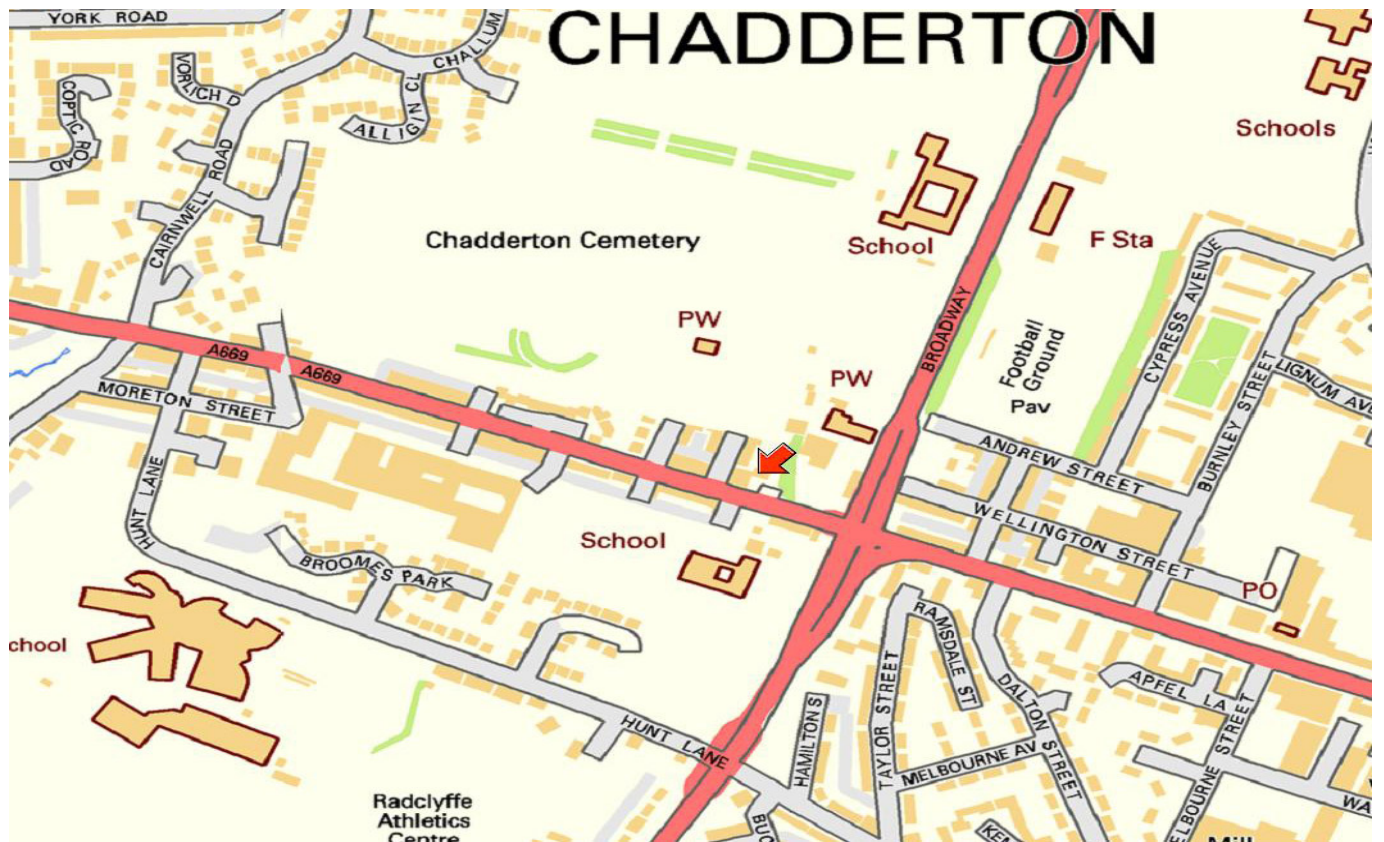
Lambert Smith Hampton

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dbolton@lsh.co.uk

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## Location Plan

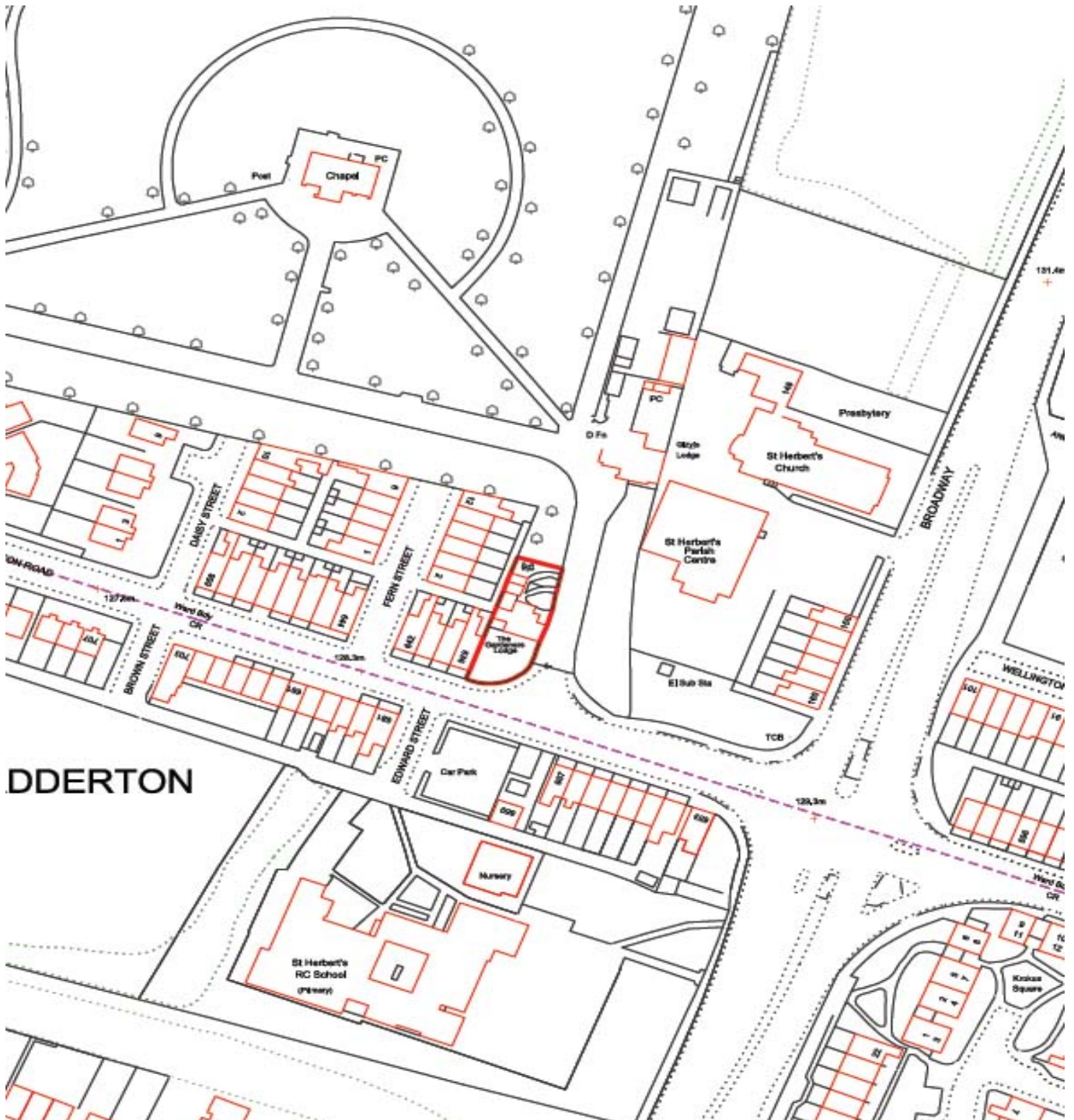


## View to Rear of Property



# Chadderton Cemetery, Middleton Road, Chadderton, OL9 0JZ

## Site Plan



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November 2011

 **Unitypartnership**  
www.unitypartnership.com/property

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