

Development Opportunity Rochdale

Land at Nixon Street, Rochdale, OL11 3JW

For Sale



- 14.28 acres (5.77 hectares) former Car Supermarket site
- Outline planning consent to deliver up to 250 units
- Attractive edge of town centre location
- Popular commuter town with easy access to the M62 and 0.5 miles from Castleton train station
- A demolition scheme has been undertaken to provide a predominantly cleared site
- An income producing asset providing current rental income of £50,000 per annum

Location

The site is located off Nixon Street in Castleton, a suburb of Rochdale, within Greater Manchester. Castleton is located to the south west of Rochdale centre and forms the town's boundary with the Greenbelt.

Rochdale is a popular commuter town located some 12 miles north east of Manchester city centre and some 6 miles east of Bury. The site is accessed off Nixon Street which connects to the A664 (Manchester Road), and subsequently links to the motorway network via the A627(M) motorway. Castleton train station is located within 0.5 miles of the site and offers direct trains to Manchester (approximately 20 minutes) and Leeds (approximately 1hr 20 minutes). There is also a bus service along Manchester Road offering a regular service to Manchester and Rochdale, taking approximately one hour, and 30 minutes respectively. The metro link service also operates from Rochdale town centre into Manchester city centre.

There are good amenities within walking distance of the site, including a convenience store and a small number of pubs. The nearest bus stops are located at the junction of Nixon Street and Manchester Road.

Council facilities in the vicinity include Castleton Swimming Pool and Castleton's Library & Community Centre. There are also six schools within a one mile radius of the site including Marland Hill Community Primary, rated 'Outstanding' by Ofsted in 2013.

Description

The site extends to approximately 14.28 acres (5.77 hectares). It is a former car supermarket site consisting of mainly hardstanding with a number of buildings previously used as showroom space. This site is non uniform in shape but allows for easy development and is largely level.

The site is bound to the north by a BUPA operated residential nursing home, to the east and south by traditional terraced style housing, and to the west by Greenbelt land. As a result of the surrounding uses and location, the site offers a peaceful setting for a development of this nature.

It is considered that new build development in this location will enhance the residential setting of the area and sit well in the context of the town.

Planning

The Property falls within the jurisdiction of the Metropolitan Borough of Rochdale. The site benefits from outline consent under reference 13/00389/OUT, for the delivery of up to 250 units.

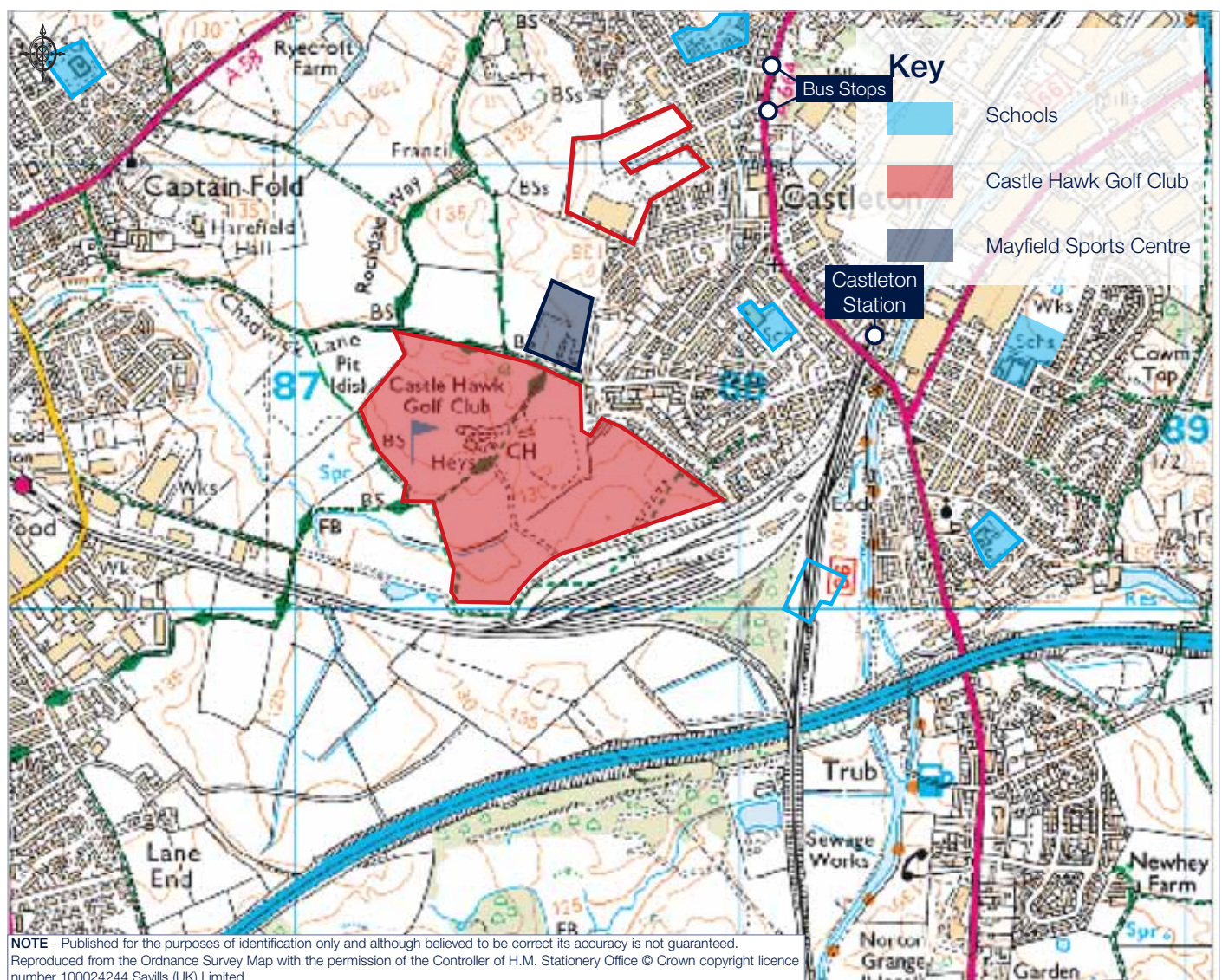
The consent requires 15% affordable housing and is subject to 15 conditions all of which are considered commensurate with the scale and type of development.

Tenure

The site is held on a freehold basis.

Tenancy

A lease has been granted to DHL Supply Chain Limited for a term commencing on the 13th January 2017. Mutual break options, subject to a minimum 3 months prior notice, can be triggered on any of the following dates: 28th September 2017, 24th March 2018, 28th September 2018, 24th March 2019 and 28th September 2019.





Services

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

Technical Information

Technical information (including stage 2 ground report, Flood Risk Assessment and Ecology report etc) will be made available to interested parties through a

secure data room for which access will be provided to approved parties.

Legal costs

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The vendor reserves the right to charge VAT on the purchase price.

Method of Sale

The site is to be sold by Informal Tender. Interested parties are required to confirm their interest in writing by Friday 21st July 2017. Thereafter, access will be provided to the data room and the bid deadline confirmed. Any offers should be submitted in writing for the attention of Ed Rooney or Berit Rose, Savills (UK).

Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Savills Manchester
Belvedere
12 Booth Street
Manchester
M2 4AW

Ed Rooney
+44 (0) 161 602 8211
erooney@savills.com

Berit Rose
+44 (0) 161 244 7791
brose@savills.com