



commercial property consultants

FOR  
SALE

**Big Price Reduction**



## Development Opportunity

Potential for retirement apartments

**Wellington Road**

**Greenfield**

**Saddleworth, Oldham**

- Potential for approximately 50 units
- Adjacent to new Tesco
- Affluent commuter suburb
- Edge of National Park and with attractive canal and river facilities nearby

**0161 833 9797**

**[www.wtgunson.co.uk](http://www.wtgunson.co.uk)**



## Location

The property is immediately adjacent to the new Tesco in the centre of Greenfield, one of the Saddleworth villages 4 miles east of Oldham and 13 miles north east of Manchester City Centre. The usual local facilities are readily available, public transport services are to a good standard and there is a variety of restaurants, pubs etc. in the near vicinity.

## General Description

The property comprises a rectangular site extending to approximately 8,000ft<sup>2</sup>. The current mill premises on the site is in disrepair and the local authority have indicated that there wouldn't be any resistance to demolition and redevelopment.

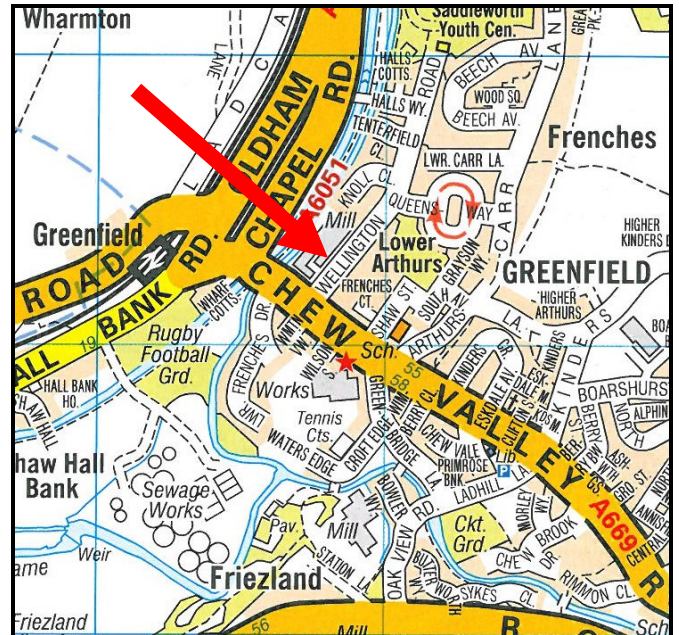
Offers on a subject to planning basis are invited.

## Tenure

Believed largely freehold although a small area is believed long leasehold. Interested parties are encouraged to make the usual formal enquiries.

## Price

£650,000.



## VAT

All figures quoted are exclusive of but may be liable to VAT.

## Viewing

The property can be inspected externally at any time.

