

**Former Hyde Library,
Union Street,
Hyde.**

SK14 1ND.

Prime development opportunity

The opportunity.

Buildings and land comprising the former Hyde Library and Tameside College of Technology, Union Street, Hyde, SK14 1ND.

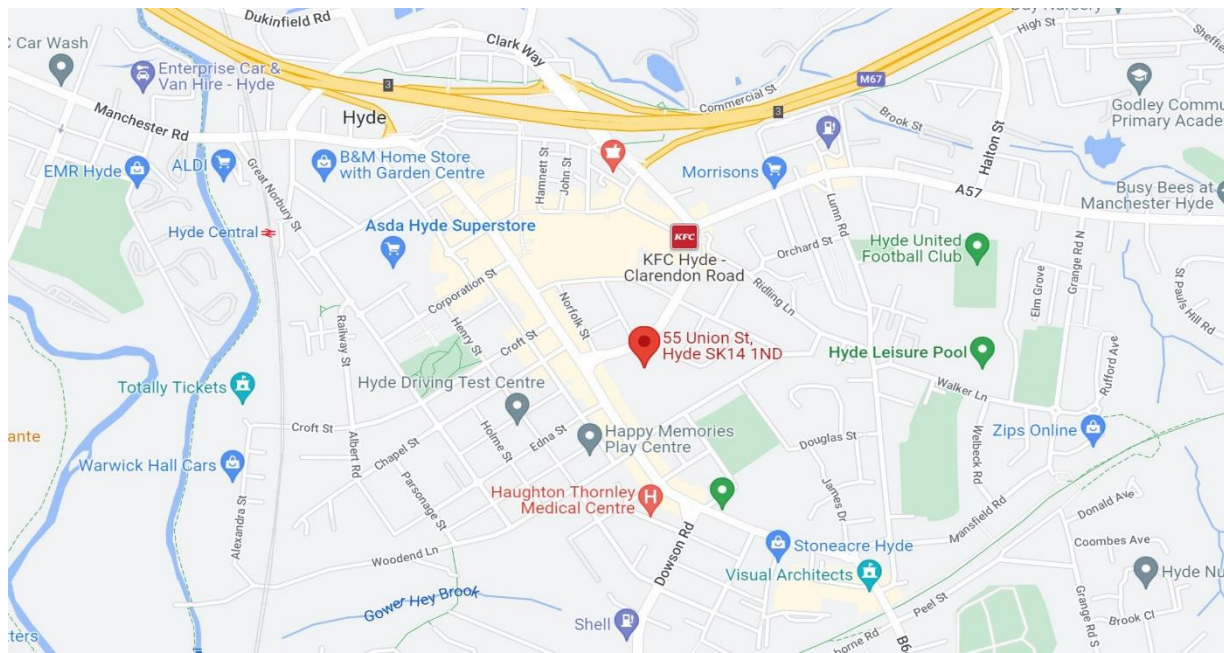
A prime development opportunity situated in the heart of Hyde town centre, close to the town's amenities and within convenient access of the train station and motorway network. The site and town centre are conveniently located for a short commute into central Manchester either by train or car.

The site which extends to approximately 1.78 acres (0.72 hectares), is situated to the South West of Hyde town centre and offers an excellent opportunity for refurbishment and redevelopment.

The property is suitable for a variety of uses (subject to planning consent) and is situated in a convenient, easily accessible town centre setting.

The site is generally level and incorporates the former library building, a substantial period three storey red brick building.



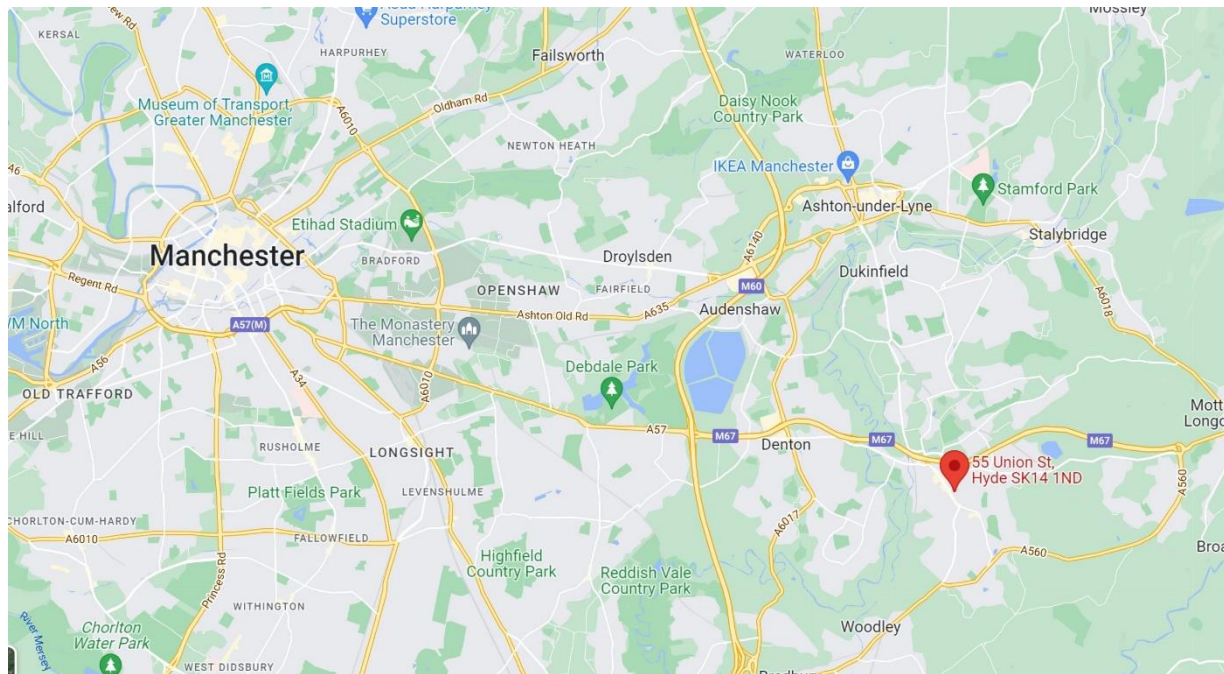


Location

The property is situated within Hyde town centre close to the town's amenities. The Clarendon Square shopping centre and Hyde Market are less than 5 minutes' walk away. Hyde Central Rail Station is approximately a 10-minute walk away and provides regular services to Manchester Piccadilly within 20 minutes. Junction 3 of the M67 motorway is less than a 5-minute drive which provides access to the North West's regional motorway network.

The site is an irregular shaped parcel of land located to the South East of Hyde and is currently occupied by a car park in the East, the former Hyde Library building in the West and the previously demolished former Tameside Technical College in the South which along with adjoining land is now naturalised in character.

An electricity substation is also present in the south of the site. The site is generally flat, with a slight decrease in elevation in comparison to Union Street to the North of the site.



Town Planning

The building is one of the last surviving grand Victorian civic buildings within the town and would be considered as a non-designated heritage asset. The preference of the local planning authority is that the building be retained and converted for residential purposes. In the event that this is not possible, a façade retention scheme should be investigated, again to facilitate a residential scheme. Demolition and replacement of the building with new housing will only be permitted where it is demonstrated that conversion and façade retention are not possible and evidence provided as part of any formal submission.

The site is situated within the Town Centre Boundary of the Council's adopted Unitary Development Plan.

Further Information

Dataroom

A dedicated dataroom will be made available including floor plans, asbestos surveys, topographical surveys, title plans and environmental surveys.

Method of Sale

The opportunity is being offered for sale by informal tender. Offers to be submitted to the Council directly prior to **12pm on 28th March 2024.**

VAT

We are informed that site is not elected for VAT and therefore VAT will not be payable. Should this change, VAT will be applicable at the prevailing rates and payable accordingly.

Legal Fees

The purchaser will be liable for the vendor's (Tameside Council) legal and surveyors fees in completing the subject legal documentation. Further information is provided in a purchaser notice available to view on the dataroom, detailed above.

Services

Further information on utilities is available in the data room however interested parties should also make their own enquiries regarding services to the site.

Viewings

The site can be viewed externally freely from the public highway. A date for internal inspections will be confirmed, prospective purchasers should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

Tenure

The site is being sold Freehold and full title documents can be found in the dataroom.



Contact us.



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DECEMBER 2023 - SUBJECT TO CONTRACT

Photography – June 2022