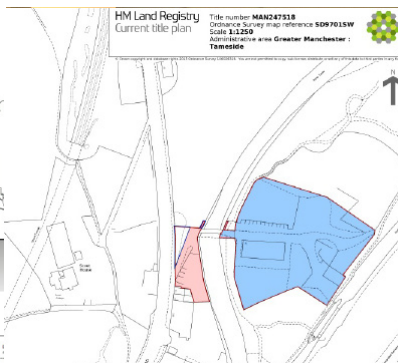


Scout Green Depot

27 Manchester Road,
Mossley,
Tameside, OL5 9QW

2.22 ACRES



- Freehold development site with full planning
- Consent granted 13/07/2020: 19/00264/FUL
- 55 x 2/3/5 bed homes plus 74 parking spaces
- 73,678 Sq.ft/6,844 Sq.ft residential space
- 2.22 Acres/0.90 hectares brownfield site
- Planning docs available from Tameside MBC
- S.106/New bridge documents available
- Unconditional offers sought/No VAT on sale

Location

The site is located off Manchester Road close to the centres of Mossley and Stalybridge and is a short drive from Ashton-Under-Lyne, the M67 Motorway in Mottram and the M60 Motorway in Audenshaw.

- Mossley: 0.5 miles.
- Stalybridge: 2.5 miles.
- M67/M60: 8 miles.



Description/Accommodation

The property provides a Brownfield site previously home to the Tameside Council Scout Green Depot that had a number of former storage buildings/workshops on the site and which is located off Manchester Road, Mossley and situated between the Huddersfield Canal and River Tame.

Planning consent is granted for the erection of 55 new houses ranging from 2 bed homes of 732 Sq.ft up to 5 bed homes of 2,700 Sq.ft. On site parking is to be provided for 74 cars along with the erection of a new bridge access from Manchester Road to the site.

Planning documents include:

- Decision Notice.
- Noise Impact Assessment.
- House type Plans & Elevations.
- River buffer zone plan.
- Otter & Vole Assessment.
- Contaminated Land DTS 1/2/3/4.
- Design & Access Statement 1/2/3/4/5.
- Tree report.
- Site section drawings.
- Sun Path drawings.
- Transport Notice.
- Site Location Plan.
- Flood Risk Assessment.
- Bridge Engineering Drawings.
- S.106 Agreement.

Rateable Value

Rateable value: £26,750.

Small Business Rates Multiplier 2021/22: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

Tenure

We understand that the property is Freehold.

Title Number: MAN247518

Price/VAT

Offers around £3 Million SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

EPC Rating

Not Applicable.

Conditions

Subject to Contract.

Planning

The property benefits from full planning consent granted 13/07/2020 Application Number: 19/00264/FUL for the demolition of existing buildings and the erection of 55 dwellings with associated car parking and access arrangements.

Accommodation

The site benefits from 2, 3 & 5 bed properties totaling 73,678 Sq.ft/6,844 Sq.m over 55 residential units.

House Type A: 3 Bed - 904 Sq.ft x 21 units.

House Type C: 5 bed - 1,638 Sq.ft x 3 units.

House Type E: 5 bed - 2,700 Sq.ft x 12 units.

House Type F: 2 bed - 732 Sq.ft x 12 units.

House Type G: 3 bed - 1,228 Sq.ft x 7 units.

Utilities

Mains services are available including gas, electricity, water and drainage.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. FEBRUARY 2022.