

218 Audenshaw Road Audenshaw Tameside, M34 5WP

0.50 Acres

Tameside
Municipal Borough
Planning Department, Tameside MBC, PO Box 20, Audenshaw Lane, Tameside, OL8 6QA
Tel: 0161 275 2000

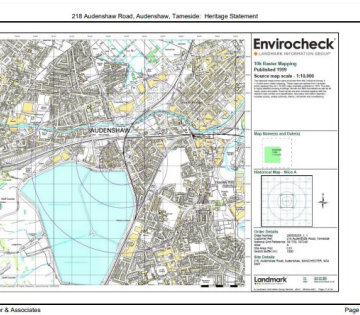
218 Audenshaw Road, Audenshaw, Tameside, M34 5WP
PLANNING PERMISSION

Name and address of applicant: 209 September 2022
MR TOM COOPER Date of Decision: 09 December 2022
MR TOM COOPER Date of Decision: 22/08/2019
C/O THE AGENT
CHURCH STREET
MANCHESTER
M1 4BT

Particulars of details submitted for approval:
Definition of all existing buildings and structures, and development of 7 residential dwellings with associated parking, landscaping and other associated works (the submission of 2101448/19).

The Tameside Metropolitan Borough Council hereby grants notice that permission has been granted for the carrying out of the development referred to above, subject to the following conditions:

- The development must be begun not later than the expiration of three years beginning with the date of the permission.
- The development hereby permitted shall be carried out in accordance with the following documents and plans:
 - (a) 2016.1 (Existing Site Plan);
 - (b) 2016.2 (Existing Buildings);
 - (c) 2016.3 (Location Plan);
 - (d) 2016.4 (Section D) (Proposed Site Plan);
 - (e) 2016.5 (Section E) (Proposed Section Statement);
 - (f) 2016.6 (Section C) (Proposed Floor Plans and Elevations House Type A);
 - (g) 2016.7 (Section D) (Proposed Floor Plans and Elevations House Type B);
 - (h) 2016.8 (Section D) (Proposed Floor Plans and Elevations House Type C);
 - (i) 2016.9 (Section D) (Proposed Floor Plans and Elevations House Type D);
 - (j) 2016.10 (Section D) (Proposed Floor Plans and Elevations House Type E);
 - (k) 2016.11 (Section D) (Proposed Floor Plans and Elevations House Type F);
 - (l) 2016.12 (Section D) (Proposed Floor Plans and Elevations House Type G);
 - (m) 2016.13 (Section D) (Proposed Floor Plans and Elevations House Type H);
 - (n) 2016.14 (Section D) (Proposed Floor Plans and Elevations House Type I);
 - (o) 2016.15 (Section D) (Proposed Floor Plans and Elevations House Type J);
 - (p) 2016.16 (Section D) (Proposed Floor Plans and Elevations House Type K);
 - (q) 2016.17 (Section D) (Proposed Floor Plans and Elevations House Type L);
 - (r) 2016.18 (Section D) (Proposed Floor Plans and Elevations House Type M);
 - (s) 2016.19 (Section D) (Proposed Floor Plans and Elevations House Type N);
 - (t) 2016.20 (Section D) (Proposed Floor Plans and Elevations House Type O);
 - (u) 2016.21 (Section D) (Proposed Floor Plans and Elevations House Type P);
 - (v) 2016.22 (Section D) (Proposed Floor Plans and Elevations House Type Q);
 - (w) 2016.23 (Section D) (Proposed Floor Plans and Elevations House Type R);
 - (x) 2016.24 (Section D) (Proposed Floor Plans and Elevations House Type S);
 - (y) 2016.25 (Section D) (Proposed Floor Plans and Elevations House Type T);
 - (z) 2016.26 (Section D) (Proposed Floor Plans and Elevations House Type U);
 - (aa) 2016.27 (Section D) (Proposed Floor Plans and Elevations House Type V);
 - (ab) 2016.28 (Section D) (Proposed Floor Plans and Elevations House Type W);
 - (ac) 2016.29 (Section D) (Proposed Floor Plans and Elevations House Type X);
 - (ad) 2016.30 (Section D) (Proposed Floor Plans and Elevations House Type Y);
 - (ae) 2016.31 (Section D) (Proposed Floor Plans and Elevations House Type Z);



APPLICANT - TFM Developments Ltd
C/O - Agent

WHITTAKER DESIGN
100
Oldham
OL1 2JH
E-MAIL: INFO@WHITTAKERDESIGN.CO.UK
WEB: WWW.WHITTAKERDESIGN.CO.UK

WD
Whittaker Design

SITE - Land at 218 Audenshaw Road
Tameside
M34 5WP

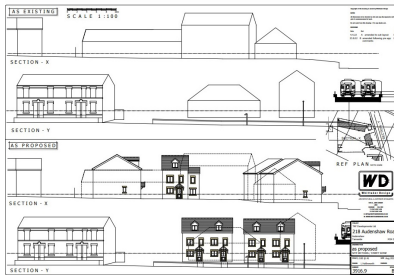
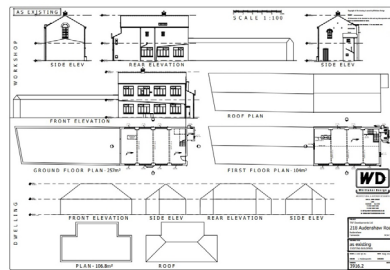
DESIGN & ACCESS STATEMENT

- Full planning consent granted 09/12/2022
- Planning for new build of 7 residential houses
- Type A: 112.7 Sq.m/1,213 Sq.ft - 3 bed/3 bath
- Type B: 126.7 Sq.m/1,363 Sq.ft - 4 bed/3 bath
- 2 vehicle parking spaces per dwelling house
- Planning documents available at TMBC
- Site area 0.5 Acres/Dwellings 802.9 Sq.m
- Freehold - Available on an unconditional basis

Location

The property fronts Audenshaw Road in Tameside close to the Audenshaw reservoir and is a short drive from the centres of Ashton, Dukinfield and Droylsden. The M60 motorway is within 1 mile of the site.

- Stockport: 7 miles.
- M60 Motorway: 1 mile.
- Manchester: 5 miles.



Description/Accommodation

The property occupies a roadside former commercial workshop site of approximately 0.5 Acres and benefits from full planning consent granted 9th December 2022 - 22/00957/FUL - Demolition of all existing buildings and structures, and development of 7 no. residential dwellings with associated parking, landscaping and other associated works. (Re-submission of 21/01448/FUL).

Planning documents include:

- Decision notice.
- Delegated reports.
- Site plan as proposed.
- Interface distances as proposed.
- House type B as proposed.
- General arrangement plan.
- Hard landscape plan.
- Soft landscape plan.

Planning documents include:

- Consultee comment - UU.
- Consultation responses.
- Noise Impact Assessment.
- Highways comment.
- Consultee contaminated land.
- Consultee Network Rail.
- Consultee Trees.
- Arboricultural impact.

Planning documents include:

- Design & Access statement.
- Heritage statement.
- Transport assessment.
- Existing/proposed site plans.
- Location plans.
- House type A & B plans.
- Bat survey.
- Drainage surveys.

Rateable Value

Rateable value: N/A

Small Business Rates Multiplier 2022/23: 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: TBC by the vendor.

Price/VAT

OFFERS INVITED.

VAT

All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is not payable on the sale.

Conditions

Subject to Contract.

Planning

22/00957/FUL. Demolition of all existing buildings and structures, and development of 7 no. residential dwellings with associated parking, landscaping and other associated works. (Re-submission of 21/01448/FUL) - Granted 9th December 2022.

Accommodation

Planning consent granted comprises house types A & B with 2 car spaces per dwelling.

Plot 1: Type A - 112.7 Sq.m/1,213 Sq.ft - 3 bed/3 bath.

Plot 2: Type A - 112.7 Sq.m/1,213 Sq.ft - 3 bed/3 bath.

Plot 3: Type B - 126.7 Sq.m/1,363 Sq.ft - 4 bed/3 bath.

Plot 4: Type A - 112.7 Sq.m/1,213 Sq.ft - 3 bed/3 bath.

Plot 5: Type A - 112.7 Sq.m/1,213 Sq.ft - 3 bed/3 bath.

Plot 6: Type A - 112.7 Sq.m/1,213 Sq.ft - 3 bed/3 bath.

Plot 7: Type A - 112.7 Sq.m/1,213 Sq.ft - 3 bed/3 bath.

Total dwelling size - 902.9 Sq.m/8,642 Sq.ft.

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. DECEMBER 2022.