



Bamford Road, Oldham, OL10 4AA
£90,000 Guide Price

RG
Rutter Green

64 Kenyon Road

Wigan

WN1 2DQ

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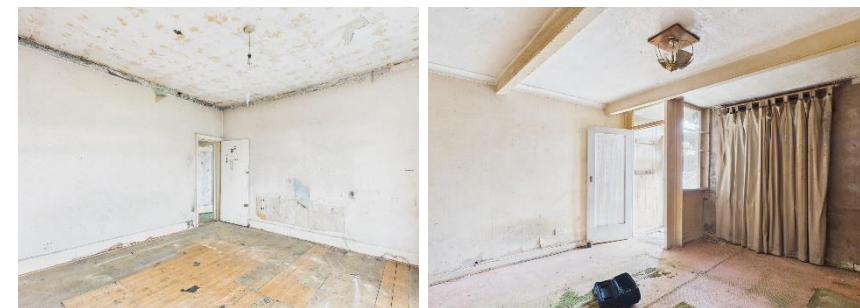
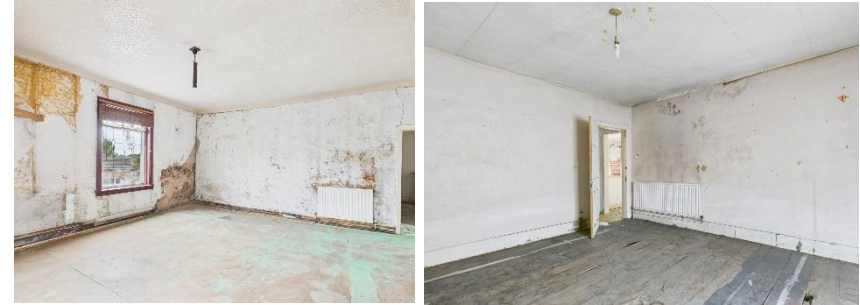
hello@ruttergreen.co.uk

01942 367915

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- To be Sold via Online Auction
- Development Opportunity
- Full Planning Permission Granted To Convert In To Two Dwellings
- Potential To Convert To HMO Subject To Planning
- Total Floor Area: Approx 2163 Sqft
- Located Within A Mixed Residential Area
- Sold With Vacant Possession
- Country Surroundings
- Close to Motorway Links
- Viewings Highly Recommended To See The Full Potential

An exceptional development opportunity has emerged, presenting a chance to acquire an impressive property that encompasses approximately 2,163 square feet of total floor area. This substantial building is strategically located within a highly sought-after mixed residential area, known for its vibrant community and accessibility to essential amenities. Being sold with vacant possession through an online auction, this versatile property serves as an attractive prospect for a variety of stakeholders, including investors, builders, and developers eager to capitalize on its potential. The property itself functions as a blank canvas, offering immense possibilities for future profitability and growth. Prospective buyers may choose to pursue the existing plans which propose the construction of two premium dwellings, thereby tapping into the demand for high-quality housing in this desirable locale. Alternatively, there exists the opportunity to explore high-yield Houses in Multiple Occupation (HMO) avenues that can generate significant rental income while catering to the needs of a diverse tenant demographic. The combination of its ample scale and prime location ensures strong appeal for both resale and rental markets, making it a wise investment choice. To truly grasp the vast potential that this property holds—ranging from its generous size and thoughtful layout to the myriad possibilities it offers—viewings are highly recommended. Engaging with the space firsthand will allow interested parties to appreciate not just what is currently available but also envision the transformative prospects that await.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

www.ruttergreen.co.uk



Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

