

# FOR SALE

LAND WITH DEVELOPMENT  
POTENTIAL



whozoo.

OLDHAM

Land at the corner of Hamilton Street, Oldham OL4 1DE

Price **£700,000**



Property Type

**RESIDENTIAL DEVELOPMENT**



Size

**13,939 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**OLDHAM**



Planning Granted

**OUT/346433/21**



Existing Use

**C3**

### Tenanted



NO

### Local Train Stations



Oldham Mumps (0.2 miles)  
Oldham Mumps Metro (0.2 miles)  
Derker Metro (0.5 miles)

### Local Amenities



Southlink Business Park (0.2 miles)  
Town Centre (0.5 miles)  
Alexandra Park (0.9 miles)

### VAT Applicable



NO

### Rateable Value

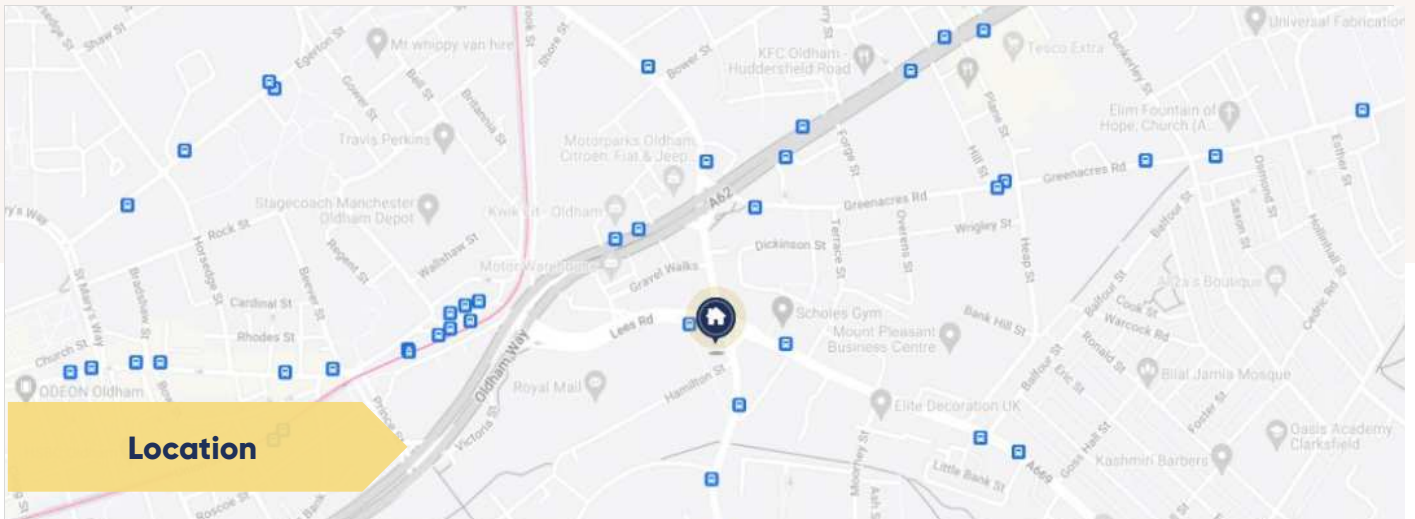


N/A

### EPC



N/A



### Location



### Additional Information

The site is prominently situated at the corner where Lees Road and Hamilton Street intersect with Glodwick Road, adjacent to a mixed-use area comprising industrial and residential zones. The western boundary is marked by a public footpath that separates the site from an industrial area, partially used as a commercial vehicle depot. To the north, the site is bounded by a parcel of land with trees, beyond which are predominantly industrial and commercial establishments across Lees Road. The eastern boundary, across Glodwick Road, features a health clinic.

### Current Condition

The southern part of the site hosts two derelict semi-detached dwellings fronting Hamilton Street, which were previously used as a hostel. The topography of the site is mostly flat with a slight downward slope towards Lees Road to the north.

### Historical Planning Context

In July 2007, outline planning permission was granted for a mixed-use development on this site (PA/053324/07). The approved development included 41 apartments, retail units, and office spaces.





### **New Development Potential**

An outline planning consent application has been submitted for the erection of a five-storey building, mirroring the scale and massing of the 2007 plan. The proposed development comprises a residential component with a total of 41 apartments, including 37 two-bedroom apartments, 2 three-bedroom apartments, and 2 four-bedroom duplex apartments.

The development will feature an enclosed roof garden for residents, three visitor parking spaces, and a dedicated building for waste bin storage.

This proposed five-storey development aims to rejuvenate the prominent corner site with a modern residential building, offering a mix of apartment sizes and essential amenities. The project ensures continuity with the previously approved planning framework while addressing current housing needs.





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