

# FOR SALE

## SITE WITH PLANNING PERMISSION IN PRINCIPLE



whozoo.

Oldham

 Land Rear of Ripponden Road & Cornhill Street, Oldham OL4 2NX Price **£299,950**



Property Type

**RESIDENTIAL DEVELOPMENT**



Size

**22,215 FT<sup>2</sup> (0.51 ACRES)**



Tenure

**FREEHOLD**



Borough

**OLDHAM**



Planning Granted

**PIP/349256/22**



Existing Use

**SUI GENERIS**

### Tenanted



NO

### Local Train Stations



Derker (Metrolink) (0.8 miles)  
Oldham Mumps (Metrolink) (1.2 miles)  
Oldham Central (Metrolink) (1.8 miles)

### Local Amenities



Woodlands Primary School (0.2 miles)  
Oldham Edge (1.5 miles)  
Town centre (1.7 miles)

### VAT Applicable



NO

### Rateable Value

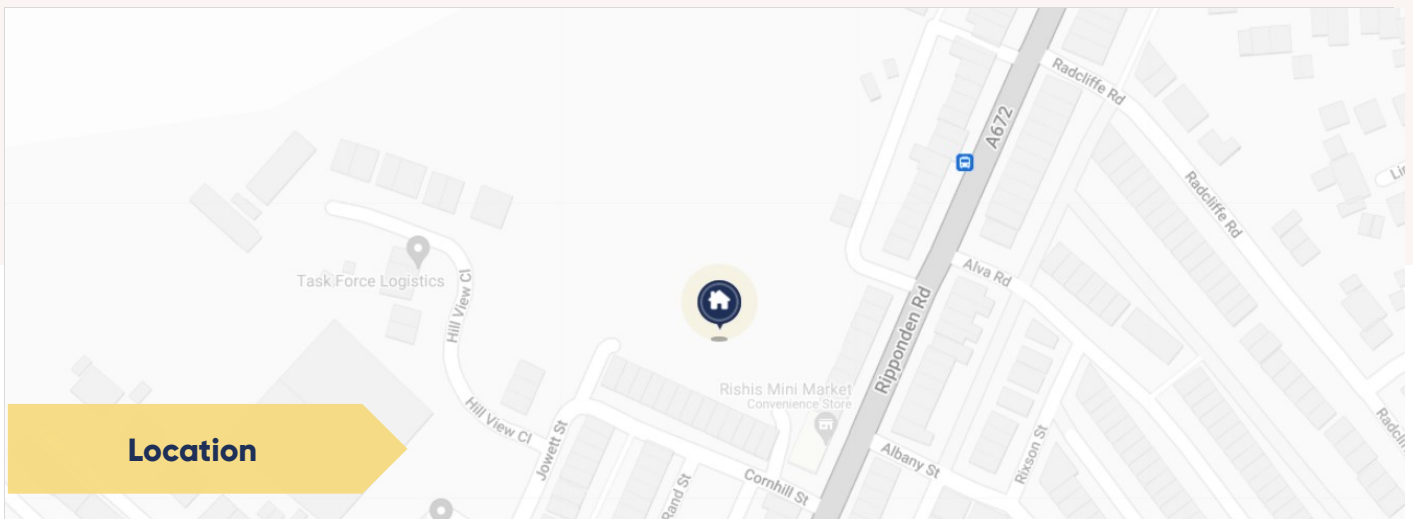


£0

### EPC



N/A



### Additional Information

Residential Development For Sale- Potential Development to 5 no. houses and 9 no. apartments Scheme Subject to Planning (Previously Approved)

We are pleased to present a prime development opportunity in Oldham, conveniently accessed from Ripponden Road and Cornhill Street. This vacant plot, measuring approximately 0.51 acres, is situated on the edge of a peaceful residential neighbourhood. The site benefits from proximity to essential amenities, including schools, medical centres, and local shops, as well as excellent transport links serving Sholver, Oldham, and Manchester.

### Development Potential

The site offers significant potential for residential development, supported by its favourable location and planning history. The site has the benefit of a lapsed planning application for a potential Development to 5 x2 Storey terraced houses and a 3 storey 9 x apartments scheme Subject to Planning. The recent Permission in Principle for two three-bedroom houses and six four-bedroom houses aligns with the growing demand for family homes in the area and indicates a residential scheme is acceptable on this site.

This is a unique opportunity to invest in a well-located plot with established development prospects. For further details or to arrange a viewing, please contact us at your earliest convenience.

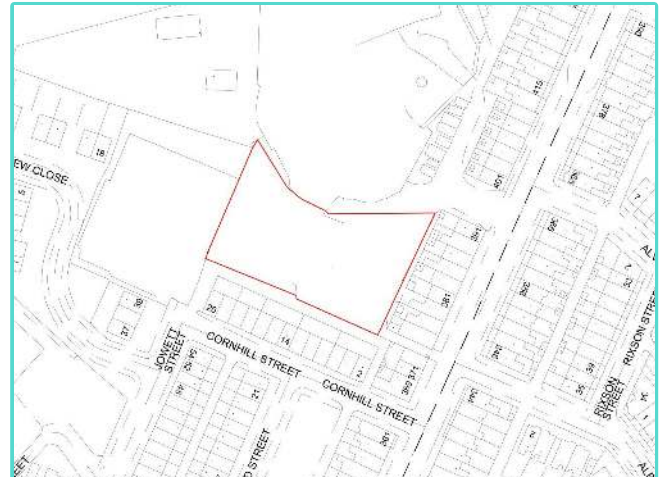
# PLANNING INFORMATION

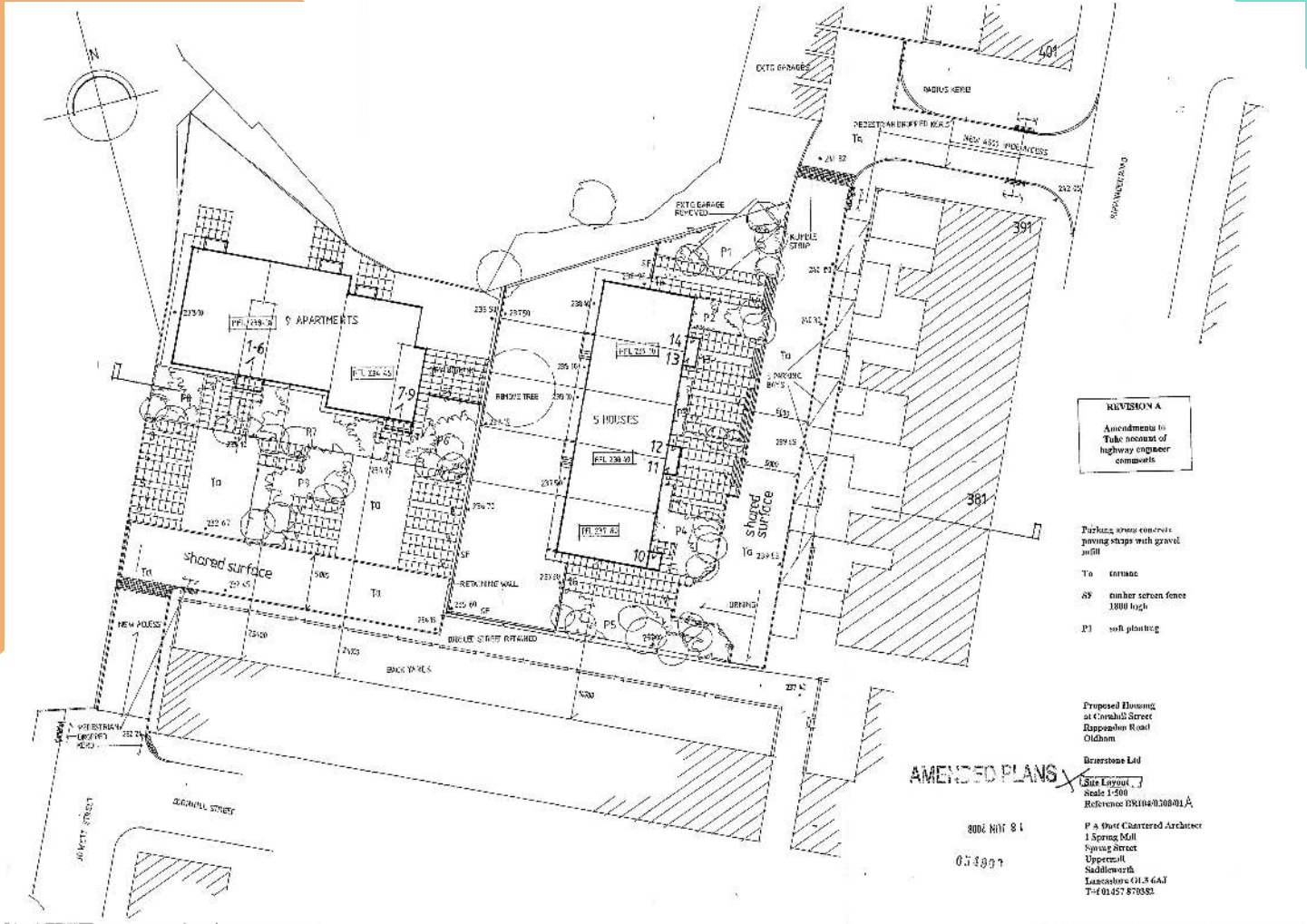


## Historical Planning Applications

The site has a history of planning applications, demonstrating its potential for residential development. Below are the references for previous applications:

- PIP/349256/22: Permission in Principle Decision Notice received for the development of: 2x Three-bedroom houses 6x Four-bedroom houses Granted 01 Aug 2022
- Pa/330752/11: Planning application for residential development- Application for extension of the time limit for implementing existing planning permission for erection of 5 no. houses and 9 no. apartments approved under reference PA/054903/08. Decision Issue Date, 07/10/2011. Decision: Granted.
- Pa/054903/08: Planning application for residential development- Erection of 5 no. houses and 9 no. apartments. Decision Issue Date, 16/07/2008. Decision: Granted.
- Pa/048321/04: Planning application for residential development- Erection of 10 no. dwelling houses. Decision Issued Date, 04/08/2011. Decision: Finally disposed of.
- Pa/043384/02: Planning application for residential development- Outline application for residential development. All matters reserved. Decision Issued Date, 12/12/2002. Decision: Granted.
- Pa/338800/16: Planning application for residential development- Redevelop site to provide one three storey building and one two storey building comprising a total of 56 student flats with access, parking and landscaping. Decision Issued Date, 09/03/2017. Decision: Application Withdrawn.





**REVISION A**  
 Amendments to  
 take account of  
 highway engineer  
 comments

- Parking areas concrete paving steps with gravel surf
- To carriage
- SP timber screen fence 1800 high
- P1 soft planting

Proposed Housing  
 at Cornhill Street  
 Ripponden Road  
 Oldham

**AMENDED PLANS**  
 Drivestone Ltd  
 Site Layout J  
 Scale 1:500  
 Reference DR104-0108-01A

8002 NINE 81  
 078997  
 P A Omer Chartered Architect  
 1 Spring Mill  
 Spring Street  
 Uppermill  
 Saddleworth  
 Lancashire OL13 6AJ  
 T+441457 878882

**Proposed Housing at Cornhill Street/Ripponden, Oldham**



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Commercial Property, Expertly Done



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