

# 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>**



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

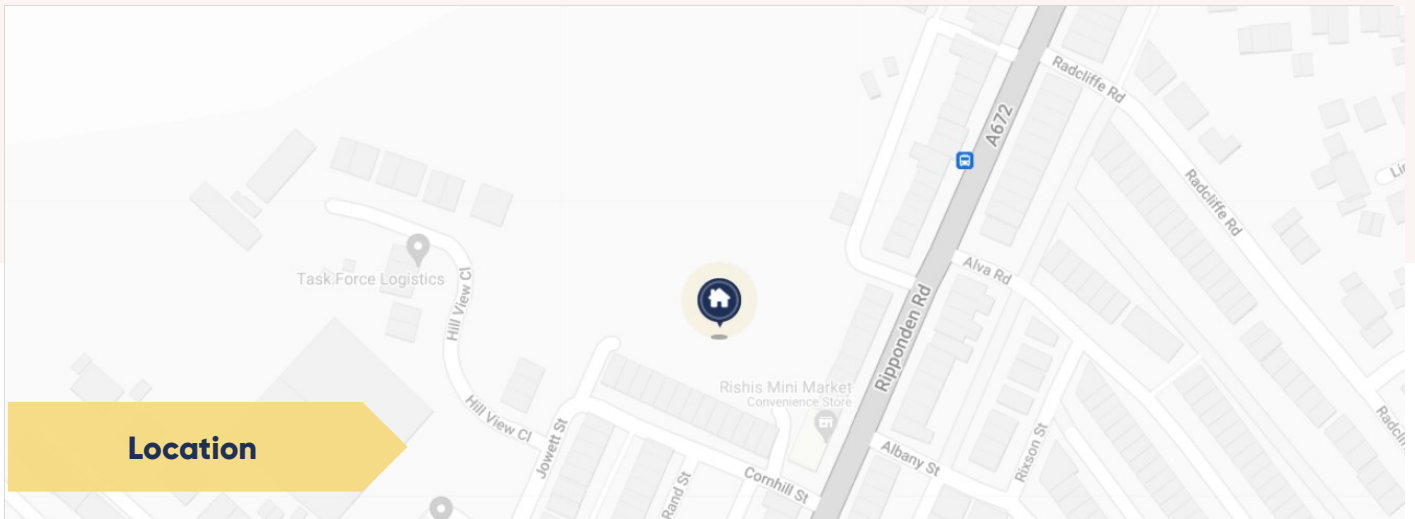


£0

### EPC



N/A



### Additional Information

Development Opportunity in Oldham: Vacant Plot for Residential Construction

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 neighborhood. The site benefits from proximity to essential amenities, including schools, medical centers, and local shops, as well as excellent transport links serving Sholver, Oldham, and Manchester.

The site offers significant potential for residential development, supported by its favorable location and planning history. 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.

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



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

- PA/330752/11: Planning application for residential development.
- PA/054903/08: Planning application for residential development.
- PA/048321/04: Planning application for residential development.
- PA/043384/02: Planning application for residential development.
- PA/338800/16: Planning application for residential development.

A recent planning application has been submitted and approved, highlighting the site's readiness for immediate development:

PIP/349256/22: Permission in Principle Decision Notice received for the development of:

- 2x Three-bedroom houses
- 6x Four-bedroom houses
- Development Potential





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