



markwarburton
CHARTERED SURVEYORS

FOR SALE

PROPERTY ID: 100-060



TWO RECENTLY BUILT DETACHED SINGLE STOREY WORKSHOP/STORAGE UNITS IN SECURE LOCATION

1,753 sq. ft & 2,570 sq. ft (163 sq. m & 239 sq. m)

Site Area of 0.4 acres, or thereabouts, plus small additional separate plot of 0.1 acres, or thereabouts.

HARROP COURT ROAD, DIGGLE, SADDLEWORTH, OLDHAM, OL3 5LW

PROPERTY DESCRIPTION

The main site extends to 0.4 acres, or thereabouts and accommodates two detached single storey workshop/warehouse units, recently constructed: Unit 1 in 2016 and Unit 2 in 2018.

The units are of steel portal frame construction with solid concrete floors and pitched roofs incorporating translucent daylight panels. The elevations are of concrete panel to a height of approx. 5ft with steel profiled cladding above. The eaves height is approx. 14ft and access is afforded at the front of each unit from a concrete loading apron through electrically operated roller shutter doors (17ft 3ins high by 13 feet wide).

There is LED lighting installed in Unit 1 which also has a partitioned office/storeroom at ground level with mezzanine storage above.

The site is accessed directly off Harrop Court Road through a large, gated entrance and is surfaced mainly in compacted natural materials. It affords the opportunity to extend the units and possibly remodel etc.

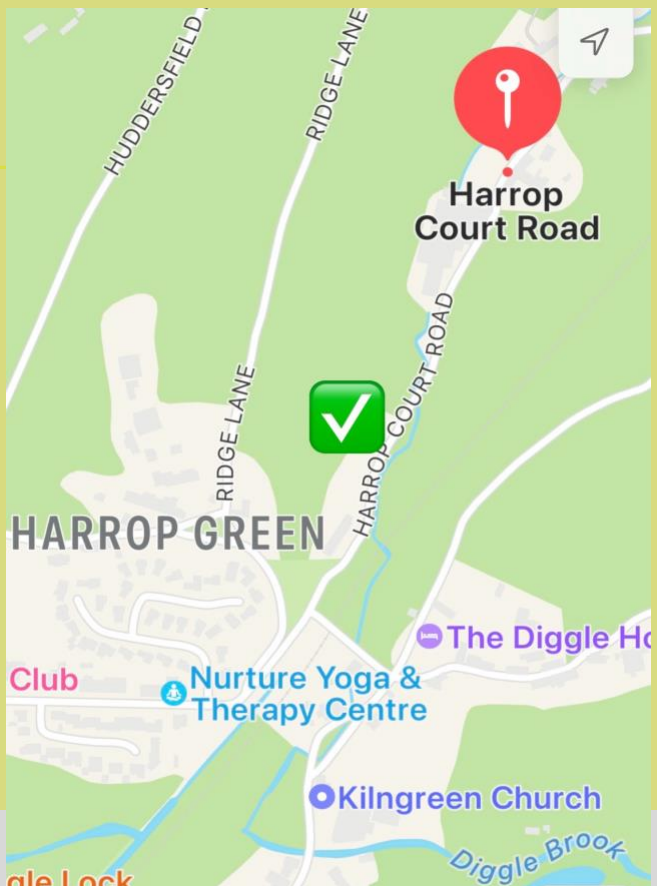
Included in the sale is a small parcel of land on the opposite side of Harrop Court Road. This extends to approx. 0.1 acres, or thereabouts.

Title Plans are included on these particulars

PROPERTY LOCATION

The property is located along Harrop Court Road which extends from Station Road approx. ½ mile to the east of the village of Diggle.

The site is positioned in a secure, quiet, and pleasant rural locality and is convenient for the nearby towns of Oldham and Huddersfield and the surrounding areas of Marsden, Slaithwaite, Meltham and Holmfirth.





SUMMARY:

- Rare purchase opportunity in well-established popular OL3 postcode.
- Close to the centre of Diggle Village.
- Suit various uses: workshop, storage, commercial, contractors yard, professional offices/private practice, equestrian etc – subject to any necessary consents.



SERVICES

We understand that mains electricity is on site. Water and gas utilities are within Harrop Court Road.

ENERGY PERFORMANCE

N/A

RATES

The property is not assessed for rates.

TENURE

We understand that the site is owned Freehold.

TERMS

The property is for sale at offers above £385,000.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser.

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 0776 997 0244.
E: mark@mwproperty.co.uk

FLOOR AREAS

We calculate the gross internal area (GIA) of the properties to be 4,159 sq. ft as follows:

Unit 1:	
Footprint	2,406 sq. ft (224 sq. m)
Mezzanine	164 sq. ft (15 sq. m)
Unit 2: Footprint	1,753 sq. ft (163 sq. m)
Total	4,159 sq. ft (386 sq. m)

TITLE PLANS VIEW

MAN224888
Pond
Brun Clough
Kiln Butts
Heaven Barn

Title number: GM135858
Ordnance Survey map reference SE0008SE
Administrative area Greater Manchester:
Oldham

TITLE PLANS VIEW

Ainsbrook Terrace
Kiln Butts
Shelter
SPRING ROAD
Heaven Barn
PH
6

Title number: MAN343844
Ordnance Survey map reference SE0008SE
Administrative area Greater Manchester:
Oldham

Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.