



markwarburton
CHARTERED SURVEYORS

ID 100-119

FOR SALE

SUBSTANTIAL & SECURE OPEN STORAGE,
VEHICLE PARKING, CONTRACTORS YARD

0.99 acres, or thereabouts

 SALISBURY ROAD, MOORHEY, OLDHAM, OL4 1QD

PROPERTY LOCATION

A secure position along Salisbury Road at the bend with Roundthorn Road in the Moorhey district of Oldham. Close to the Glodwick and Clarksfield areas on the eastern fringes of Oldham town centre.





- Established industrial/commercial area
- 1 mile east of Oldham town centre
- 5 miles from Jnct 20 M62 Transpennine Motorway
- Suit various uses and possible development (subject to consents)



The site has most recently been in use for coach/bus vehicle storage. The land area is part unmetalled and part surfaced in concrete roadways with kerb and drainage installations.

The whole of the perimeter is secured with steel palisade fencing and access is granted at the bend of Salisbury Road and Roundthorn Road through large double metal gates set well back from the main road line.

There are some prefabricated buildings on site. Further particulars on request.

The property is a very rare opportunity, and a high level of interest is expected.





SERVICES

We understand that mains electricity and drainage are available to the site.

There is also a CCTV installation and external security floodlighting.

RATES

Rateable Value £23,000

PRICE

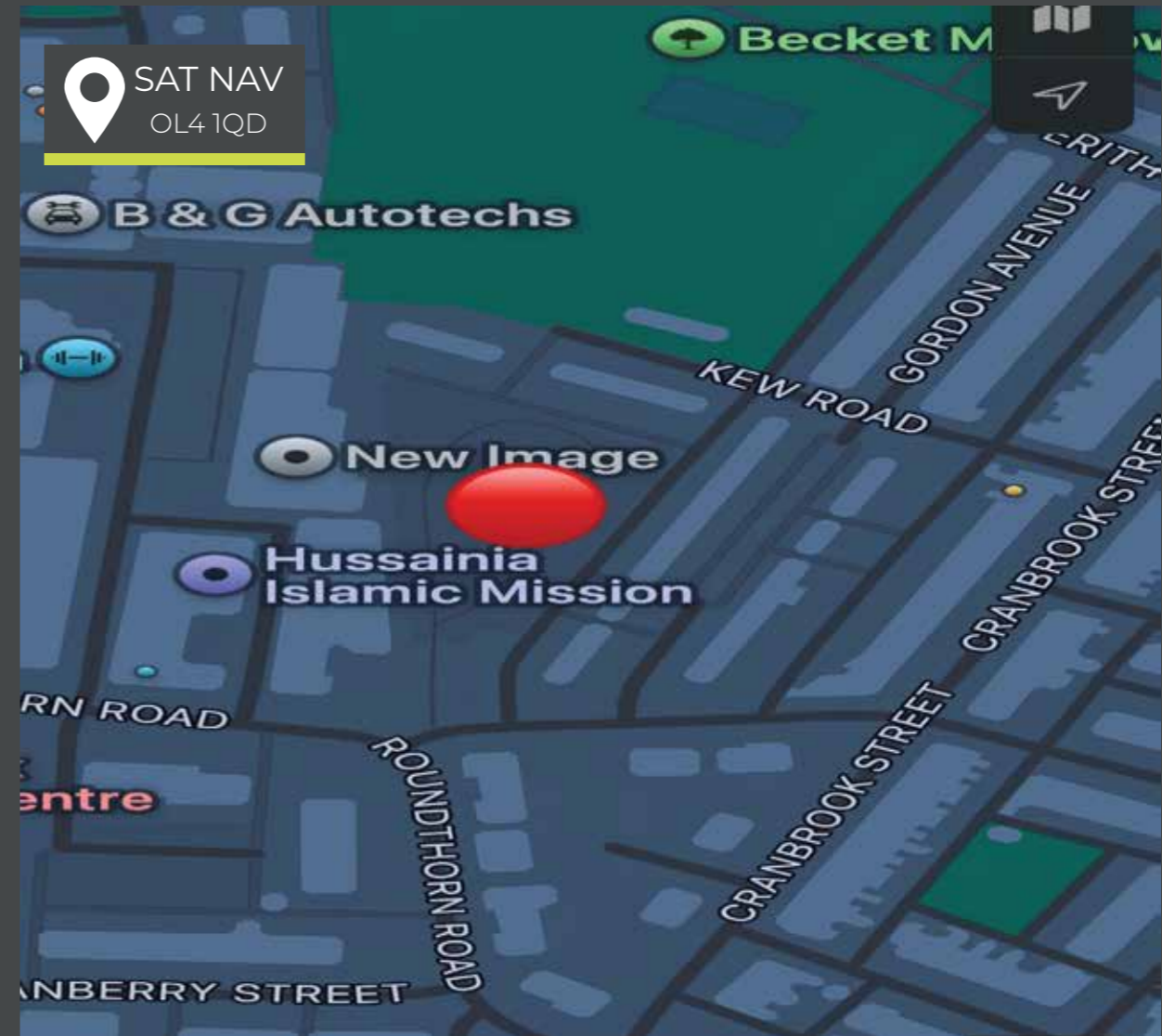
Offers over £775,000

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

LAND AREA

0.99 acres, or thereabouts



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 whatsoever 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.

VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

mark@mwproperty.co.uk
07769 970 244

