



Lambert
Smith
Hampton

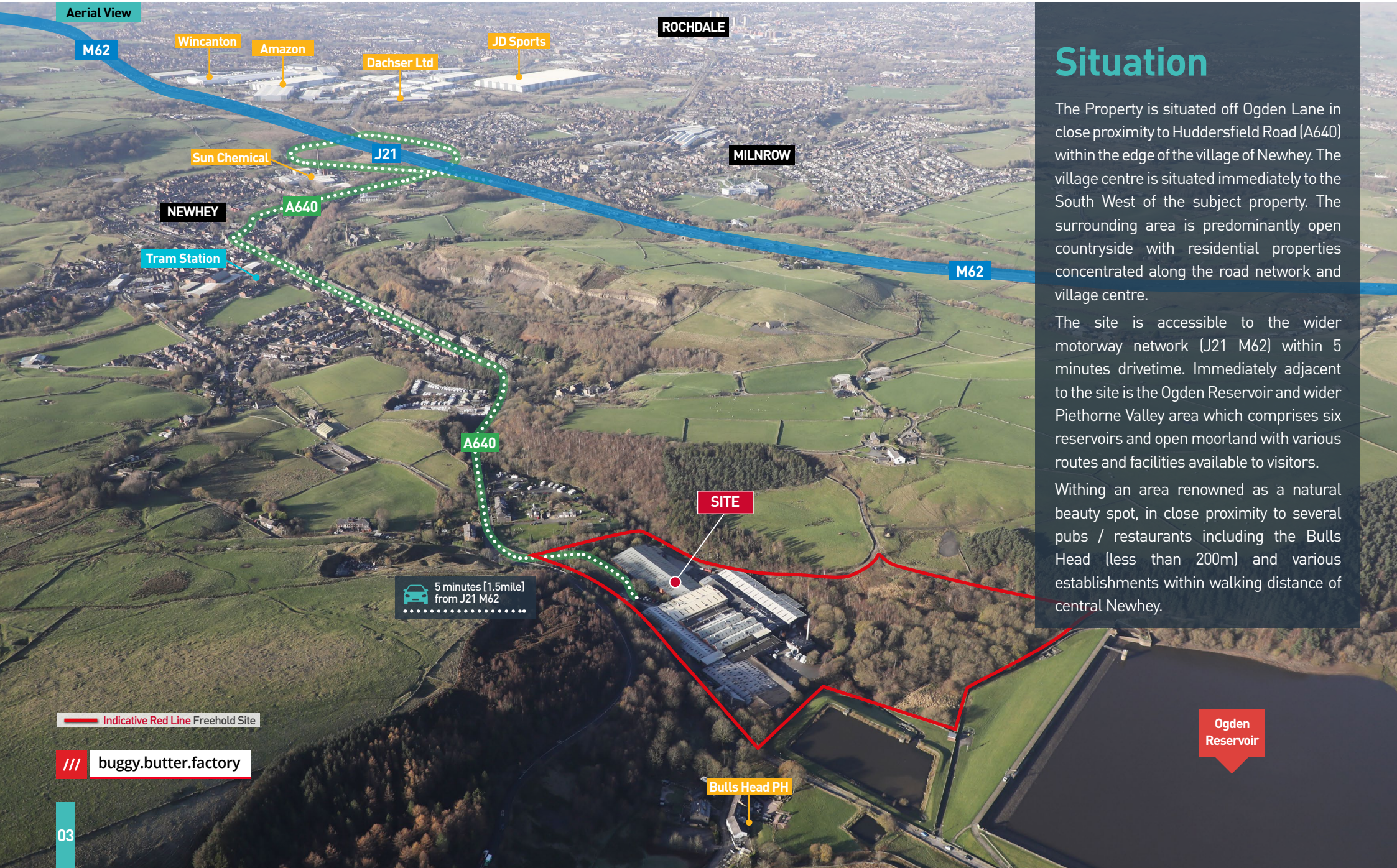
FOR SALE
FREEHOLD

FORMER INDUSTRIAL MANUFACTURING/ WAREHOUSE COMPLEX

| OGDEN LANE | NEWHEY | ROCHDALE | GTR MANCHESTER | OL16 3TQ |

Summary

- ✓ Existing buildings extend to c. 177,730 sq ft (16,512.49 sqm), including 8,413 sq ft (781.60 sqm) of substantial steel framed mezzanine flooring).
- ✓ Large self-contained Freehold site of c. 14.133 acres (5.72 hectares).
- ✓ Excellent location, only a 3-minute drive [0.75 miles] from Newhey Tram Station and 5-minute drive [1.5 miles] from the M62 (Junction 21).
- ✓ Of Interest to owner occupiers for a continuation of the most recent use, either as a whole or would sub-divide.
- ✓ The property benefits from water abstraction license and substantial three phase power (2000KVA) supply.
- ✓ Suitable for a variety of alternative uses, subject to planning



Situation

The Property is situated off Ogden Lane in close proximity to Huddersfield Road (A640) within the edge of the village of Newhey. The village centre is situated immediately to the South West of the subject property. The surrounding area is predominantly open countryside with residential properties concentrated along the road network and village centre.

The site is accessible to the wider motorway network (J21 M62) within 5 minutes drivetime. Immediately adjacent to the site is the Ogden Reservoir and wider Piethorne Valley area which comprises six reservoirs and open moorland with various routes and facilities available to visitors.

Withing an area renowned as a natural beauty spot, in close proximity to several pubs / restaurants including the Bulls Head (less than 200m) and various establishments within walking distance of central Newhey.

— Indicative Red Line Freehold Site

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Site Overview

The opportunity located at Ogden Lane, Newhey is a rare investment / redevelopment opportunity situated close to Newhey village. The buildings have been cleared of all previous plant and machinery and is available for immediate occupation.

Alternatively, due to the countryside location and proximity to the metrolink network there is alternative use redevelopment potential subject to planning consent.

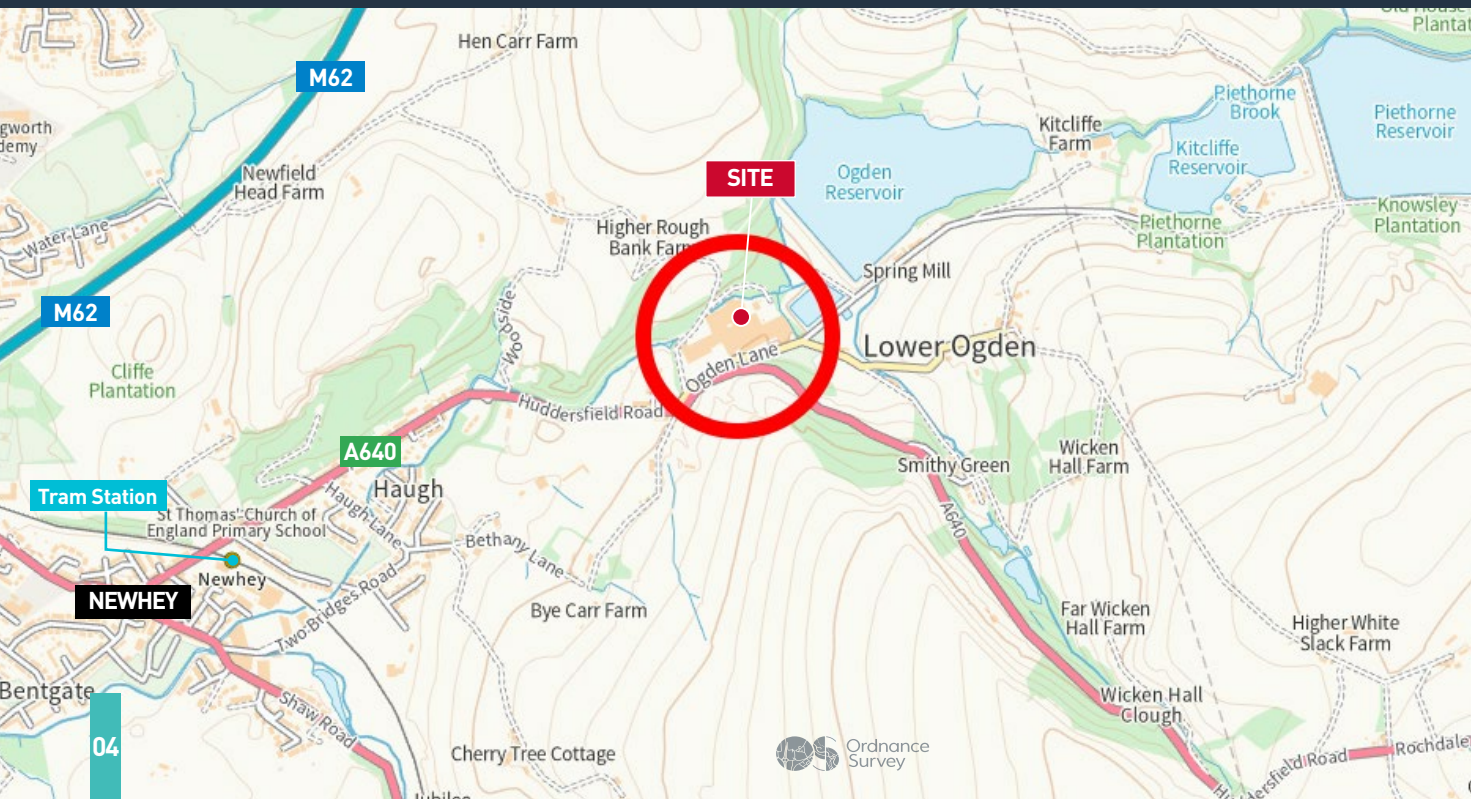
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Location

The Property is located in the Rochdale Metropolitan Borough Council, approximately 3.3 miles to the east of Rochdale. The property is situated in a fringe countryside location only a few minutes' walk from Newhey village centre which provides a wide range of local amenities including several independent shops, excellent schools, bars, and restaurants.

The M62 motorway, which connects Liverpool with Hull via Manchester and Leeds, is located approximately 1.5 miles to the west of the Property. By road, the Property is located approximately 3.8 miles east of Rochdale, 16 miles northeast of Manchester, 45 miles east of Liverpool, 105 miles north of Birmingham and 219 miles northwest of London.

The area has strong transport links including the A640 (Huddersfield Road) which leads to junction 21 of the M62 TransPennine motorway. Rochdale railway station provides access to local lines which lead to destinations such as Manchester, Leeds and Wigan. The Manchester Metrolink has been expanding over the last few years or so and Newhey subsequently forms part of the system. The station opened in February 2013 and forms part of the East Didsbury/Rochdale line via Oldham.



KEY DRIVE TIMES:    

- ✓ 3 Mins - Newhey Tram Station
- ✓ 5 Mins - M62, Junction 21
- ✓ 13 Mins - Rochdale Station
- ✓ 35 Mins - Manchester City Centre
- ✓ 33 Mins - Manchester Airport
- ✓ 39 Mins - Leeds City Centre

Asset Overview

The site is accessed via Ogden Lane off Huddersfield Road (A640). The buildings on site cover approximately 40% of the total site area. Whilst there is main road frontage, the principal body of the site is located below the road level.

The current owners have utilised the buildings for production purposes and various aspects of the property have been improved and adapted.

Much of the accommodation is arranged within a series of large, interconnected, single storey industrial buildings with eaves heights ranging from circa 15 ft (5 m) to 40 ft (12m).

Ground Conditions

The purchaser will undertake their own enquiries to establish and satisfy themselves as to the condition of the ground prior to entering a purchase contract.

Flood Risk

Whilst a small proportion of the site is located within Flood zone 2 and 3, interested parties should make their own enquiries as to the flooding position.

Services

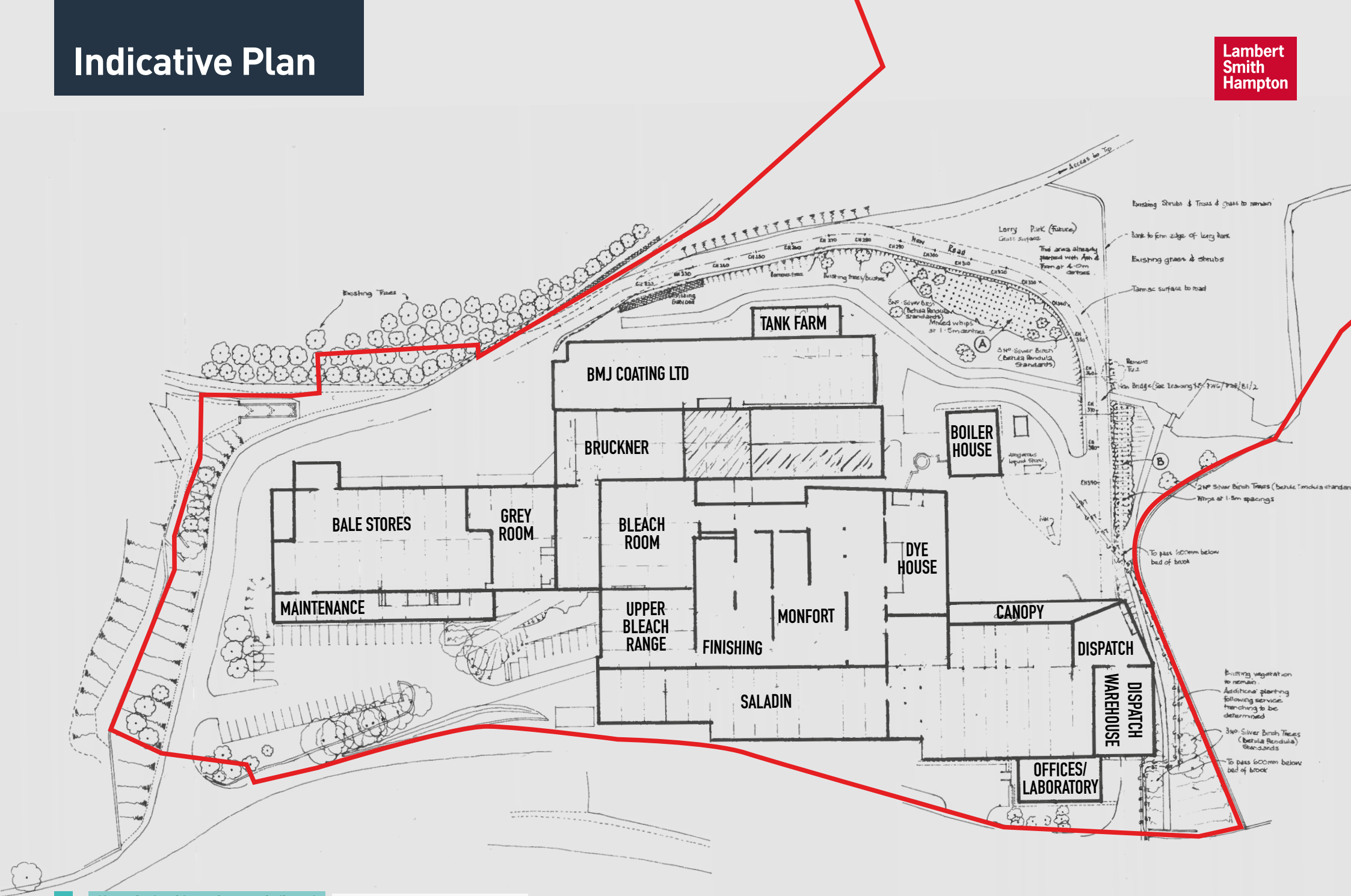
The property benefits from water abstraction license and substantial three phase power (2000KVA) supply.

Interested parties are to make their own enquiries and satisfy themselves as to the suitability and capacity of all necessary services before entering a contract to purchase.





Indicative Plan



Not to Scale with previous use indicated

Indicative Red Line Freehold Site



Viewing and Further Information

Viewings are to be undertaken strictly by appointment through:

Cormac Murtagh

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E: CMurtagh@lsh.co.uk

James Strong

M: +44 (0) 7484 306821

E: jstrong@lsh.co.uk

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4th Floor - Windmill Green,
24 Mount Street,
Manchester, M2 3NN

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ANTI – MONEY LAUNDERING

The selected purchaser will need to be validated for money laundering regulations.

File Share

Access to a Data Room is available on request from the sole agent.

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Sales Process & Basis of Offer

The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated.

All bidders are required to complete the Bid Submission Template which will be made available at a later date. Bidders should submit their bid by email to **Nige Nattress** (nnattress@lsh.co.uk) and **James Strong** (jstrong@lsh.co.uk) at Lambert Smith Hampton. All offers are subject to contract.

The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

It is requested in the first instance that potential buyers express interest with the selling agent.

BID DEADLINE

Offers will be invited on a set date to be advised separately.

VIEWINGS

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent LSH.

TENURE

The site is held **freehold with vacant possession** available on completion. Title information is contained within the dataroom for consideration.

VAT

The property is elected for VAT and will therefore be payable at the prevailing rate.