



CROSS KEYS PUB | OLDHAM ROAD | DELPH | SADDLEWORTH | OL3 5RQ

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN
DESIRABLE SEMI RURAL SETTING

FORMER SHANGHAI WONG RESTAURANT

FOR SALE

DESCRIPTION

The property was originally constructed as the Cross Keys public house and for the last 20 or so years has been in operation as a Chinese/Cantonese restaurant; Shanghai Wong.

The building provides accommodation in two main blocks fronting Oldham Road; one over Ground and First Floor (left side) and the other over Ground, First and Second Floor (right side). To the rear is a single storey abutment which previously housed the kitchens, stores and ancillary facilities serving the pub/restaurant. There is also a Basement area throughout.

The construction is of traditional sandstone with pitched slate roof forms. The existing building design is of traditional 'weavers cottage' appearance thus accommodating a high level of windows on the elevations.

LOCATION

The property is very prominently located fronting onto the A62 Oldham Road at Delph adjacent to the main bend near to Albion Farm Shop & Café in the Wall Hill/Thurston Clough area of Delph and Dobcross.

The A62 is one of the main thoroughfares linking the desirable Saddleworth area of Oldham and the local villages including Delph, Dobcross, Uppermill and Diggle etc. The A62 carries on over the Standedge cutting towards the closeby village of Marsden which is part of the adjacent West Yorkshire town of Huddersfield.

The property is therefore very well linked to all local roads, village facilities, schools and nurseries, restaurants and pubs.

SERVICES

We understand that all mains services are available.

PLANNING

The property has Planning Consent (Listed Buildings and Conservation Areas Act 1990 and Regulations 1992) dated 8 October 2019 (Appl. No. LB/343986/19) for the Change of Use of the former restaurant to create 3 dwellings; with the development begun no later than the expiry of THREE years beginning 8 October 2019.

A copy of the Planning Decision Notice is available on request together with Site Plans, Floor Plans (existing and proposed), Elevation Drawings, Heritage Statement.

A Data Room is accessible for all interested parties. Further details on application.

CONVERSION DETAIL

The Planning Consent granted is for 3 dwellings; for the purposes of marketing termed Unit 1, Unit 2 and Unit 3.

Unit 1 accommodates 3 bedrooms and Units 2 and 3 each accommodate 4 bedrooms. Each property has a rear garden and Unit 2 has a Basement area.

Further details on application.

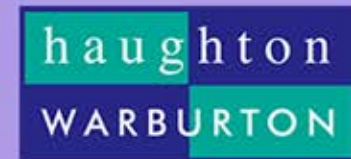
PRICE

Price on application.



HW Property Ltd. conditions under which particulars are issued: Messrs. Houghton Warburton 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 and do not constitute 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 but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of HW Property Ltd. or any joint agents 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 function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.



VIEWING

Please contact the Sole Agents; Houghton Warburton on 0161 839 0080.

