FOR SALE - On Behalf of Oldham Council

Cleared site of former ROYTON HEALTH CENTRE, Rochdale Road, Royton, Oldham, OL2 5QB
0.69 acres
LOCATION
The site is very prominently located in the heart of Royton Town Centre fronting directly onto Rochdale Road (A671) at its Junction with Radcliffe Street. There are excellent local amenities in immediate proximity including a brand new Leisure Centre, Pool and Gymnasium, an excellent newly built Health Centre, Lidl, Coop, Post Office, Boyes, Town Hall and Library and bus routes to Manchester and all local towns. There are also several excellent restaurants and cafes and a wide variety of local shops in the adjacent Shopping Precinct. Oldham Council has made major improvements in Royton in recent years and this is ongoing with plans for major £2 million refurbishment of Royton Town Hall and Library. Royton is a town within the Borough of Oldham, situated 1.7 miles to the north west of Oldham town centre and is 7.6 miles to the north east of Manchester city centre.

DESCRIPTION
The cleared site of the former Royton Health Centre. Rectangular in shape with excellent frontage to Rochdale Rd (A671) the site is well levelled and extends to 0.69 Acres. Further information is available in respect of Highways/Access on request. There may be a small amount of further land available - full details on request.

GUIDE PRICE
Whilst our client is looking to secure the best financial terms possible it also wishes to see a well conceived and deliverable development to this key strategic site within a reasonable time frame.

SERVICES
All mains services are understood to be available.

RATES
The site is understood to be removed from the Rating List at present. For further advice please speak to the Rating Team of Oldham Council on 0161 770 6677.

PLANNING
The site is considered suitable for a variety of uses including retail, leisure/restaurant and residential or a mixed scheme encompassing residential at first floor level and above. Our client would look favourably and offer assistance and support to a well planned sustainable development that adds amenity to the town centre.

SCALE AND MASSING
Our client are seeking a prestigious development of suitable scale and massing on this predominant site.

LEGAL AND SURVEYORS FEES
The purchaser would be responsible for the Landlords surveyors and legal fees. Surveyors fees would be £3,000 (three thousand pounds) and legal fees would be £2,000 (two thousand pounds).

TERMS
1. As the site forms part of a key regeneration area, the Council are keen to see any development activity concluded in a swift and efficient manner. As such, the successful purchaser would be expected to sign a put and call option - with an option fee equal to 25% of the proposed purchase price, together with 50% of the Council’s professional fees (i.e. £2,500) at the earliest opportunity.
2. The agreement would be for a maximum three year period and it would not be possible to assign, charge, transfer or otherwise encumber this document.

3. The agreement will cover the site shown edged red on the attached plan and would be transferred with the benefit of vacant possession.

4. Under the provisions of this initial agreement, the purchaser would be obliged to submit a planning application approved by the Council (in its capacity as landowner) within four months and in order to facilitate this, the purchaser would be given a non-exclusive licence to enter onto the land in order to carry out any site investigations and survey work.

5. The purchaser would indemnify the Council against all rates, repairs, maintenance, insurance and other outgoings during the agreement.

6. Upon securing planning permission (whether conditional or otherwise), a further payment equating to 25% of the purchase price would be paid to the Council.

7. The purchaser would be obliged to complete the development within the remainder of the three year option period.

8. Throughout the construction period, it is also expected that you would utilise the Council’s Building Control service (contact Mark Smith, 0161 770 1078 or https://www.oldham.gov.uk/info/200290/building_control) and the Council’s Get Oldham Working team (contact Jonathan Phillips, 0161 770 5194 or https://www.oldham.gov.uk/gow) where possible.

9. In the event of default and the purchaser not exercising the option by completing the development, the Council would retake possession of the site and in doing so, would retain the monies received to date.

10. Upon the successful conclusion of the works, the Council will transfer a long-leasehold interest in the site and the 50% balance of the purchase monies would become payable. The Council’s remaining professional fees (i.e. £2,500) would also be payable at this time.

11. The lease would be for a 250 year term and would be subject to a peppercorn rent without review.

12. Under the provisions of the lease, the purchaser would be responsible for all rates, repair and insurance in the respect to the land and any property constructed thereon.

13. The lease will restrict the use of the land to the use proposed during the tender period.

14. It would be possible to assign, sublet and charge the lease with the prior approval of the Council which is not to be unreasonably withheld or delayed.

15. Any other terms and conditions, as typical for agreements of this nature, to be included by the Council’s legal advisors.

**VAT**
All rents and prices are quoted exclusive of, but may be liable to VAT at the prevailing rate.

**FURTHER INFORMATION**
Please contact the Sole Agents: Haughton Warburton on 0161 839 0080.
The Old Pack Horse,
361 Deansgate,
Manchester,
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