



Expressions of Interest

A Unique Heritage Building Offering Flexible Opportunities For Sale / May Let

Park Bridge Heritage Centre, Park Bridge, Ashton-under-Lyne, OL6 8AQ



Sanderson
Weatherall



Summary

- Expressions of Interest Sought on behalf of Tameside Metropolitan Borough Council.
- Flexible opportunities for a unique heritage asset.
- A rare opportunity to secure a characterful historic building, suitable for a wide range of uses (subject to planning).
- The opportunity comprises a two-storey brick building extending to approximately 7,075 sq ft, set within a 0.32 acre (0.13 hectare) site.
- Tameside Metropolitan Borough Council will consider proposals of all offer and proposal types, subject to deliverability and long-term viability.
- The Council may consider offers to purchase or to let.

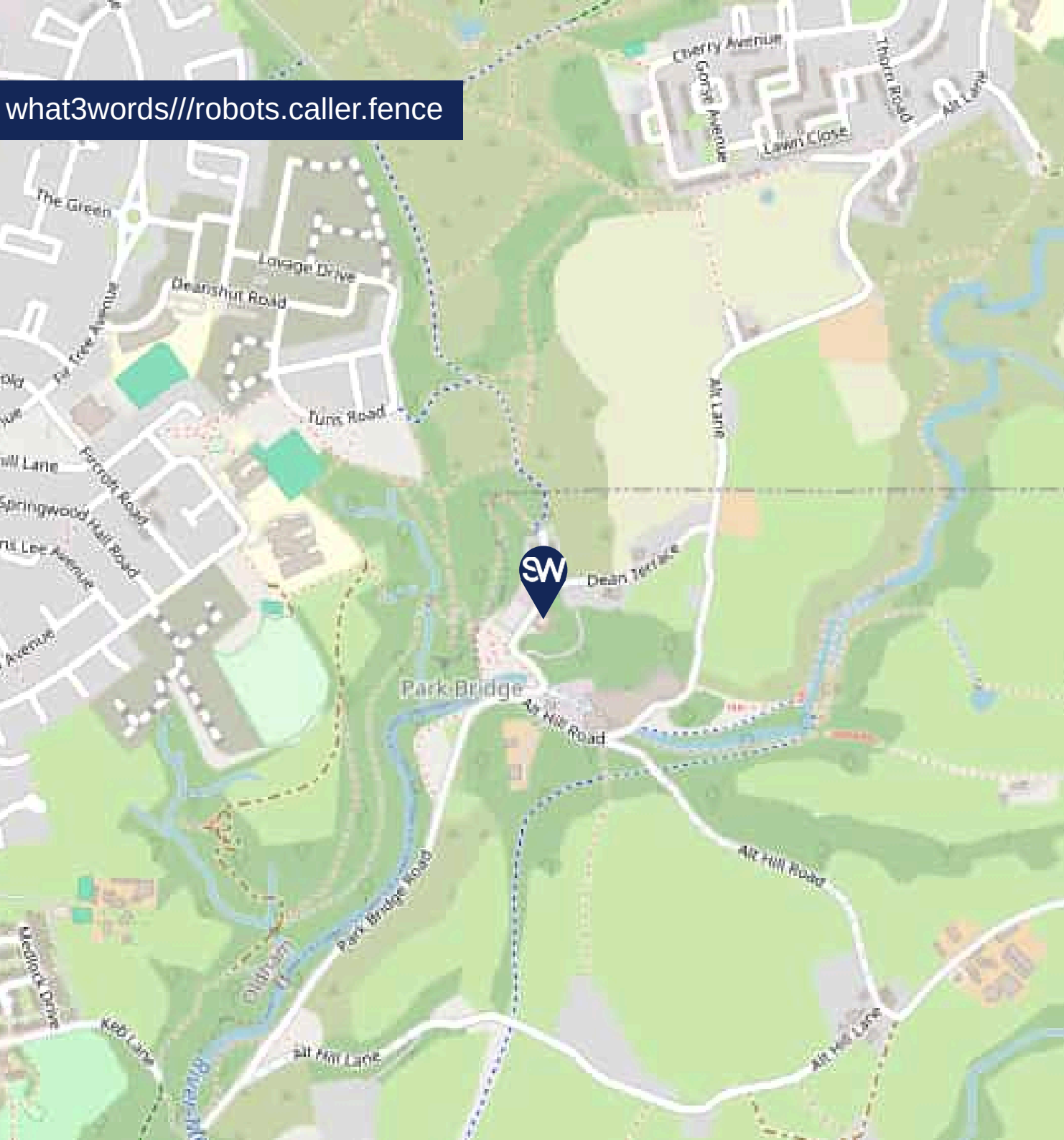
Heritage

Park Bridge is a rare remnant of Greater Manchester's early industrial history. Originally a medieval hunting park, it developed from the late 18th century into a thriving ironworking settlement, with Park Bridge Ironworks playing an important role in the region's industrial growth.

Today, the site retains a collection of historic buildings and ruins set within a rural landscape. It has been carefully conserved in recent decades, combining its industrial heritage with the surrounding natural environment.

The surviving architecture, in particular the former Heritage Centre, provides a genuine opportunity to bring a historic building back into use, building on the character and story of one of Tameside's most distinctive and established heritage locations.

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Location

The property is located within the Medlock Valley, approximately:

- 4.5 miles northeast of Ashton-under-Lyne
- 3 miles southeast of Oldham

Access is via Park Bridge Road (A627), providing connectivity across Greater Manchester while benefiting from a semi-rural, highly attractive setting.

The immediate area comprises a mix of open countryside, heritage assets, and traditional terraced housing, with strong appeal for leisure, tourism and destination-based uses.

Description

The property comprises a two-storey brick-built building dating from the 1870s, arranged around a central courtyard and extending to approximately 7,075 sq ft.

Originally constructed as stables and associated accommodation for the Park Bridge Ironworks, the building retains a strong historic character. More recently, it has been used as a heritage centre and café, providing a mix of open and cellular accommodation.

The layout offers a good degree of flexibility, with potential for:

- Single occupation
- Subdivision into self-contained units
- Alternative configurations to suit a range of uses (subject to the necessary consents)

Overall, the property provides a versatile building capable of supporting a range of future uses, in keeping with its character and setting.

Accommodation

Description	Approx. Gross Internal Floor Area	
	Sq M	Sq Ft
Ground Floor	339	3,650
First Floor	318	3,425
Total	657	7075

Site Area: 0.13 hectares (0.32 acres)

Price

The Council is considering all means of disposal and price is not the only deciding factor.

The Council reserves the right to not accept the highest or any offer received.

Tenure

The property comprises Freehold Land Registry Title GM230.

Please note that part of the building is excluded from the sale having been sold separately for residential use. The extent of said property is shown edged blue (ground and first floor) and hatched blue (first floor only) on the adjacent site plan.

Planning

The property lies within the Green Belt under the Places for Everyone Plan. Interested parties should make their own enquiries with the Local Planning Authority regarding proposed uses.

EPC

Partly assessed as EPC E (108).



Interested Parties

Interested parties should provide their proposals, including financial offers, to Sanderson Weatherall. The Council will determine which, if any, offers are taken further.

The Council is seeking to ensure the heritage and long term viability of the site and will require any successful offeror to provide evidence of financial capability along with the acceptability of the proposal by the planning authority. The Council may also seek a robust business plan or other information to secure the long term viability of any proposals.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

Services

The property is understood to benefit from mains services of electricity, water, gas and drainage.

Interested parties are advised to carry out their own investigations with regard to this matter.

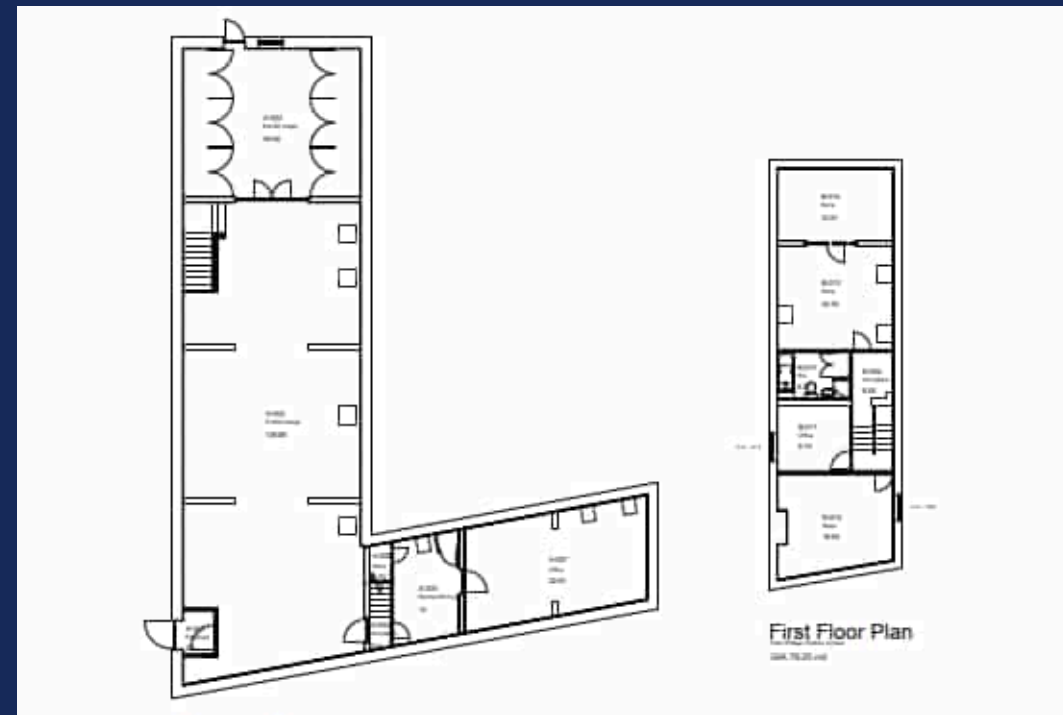
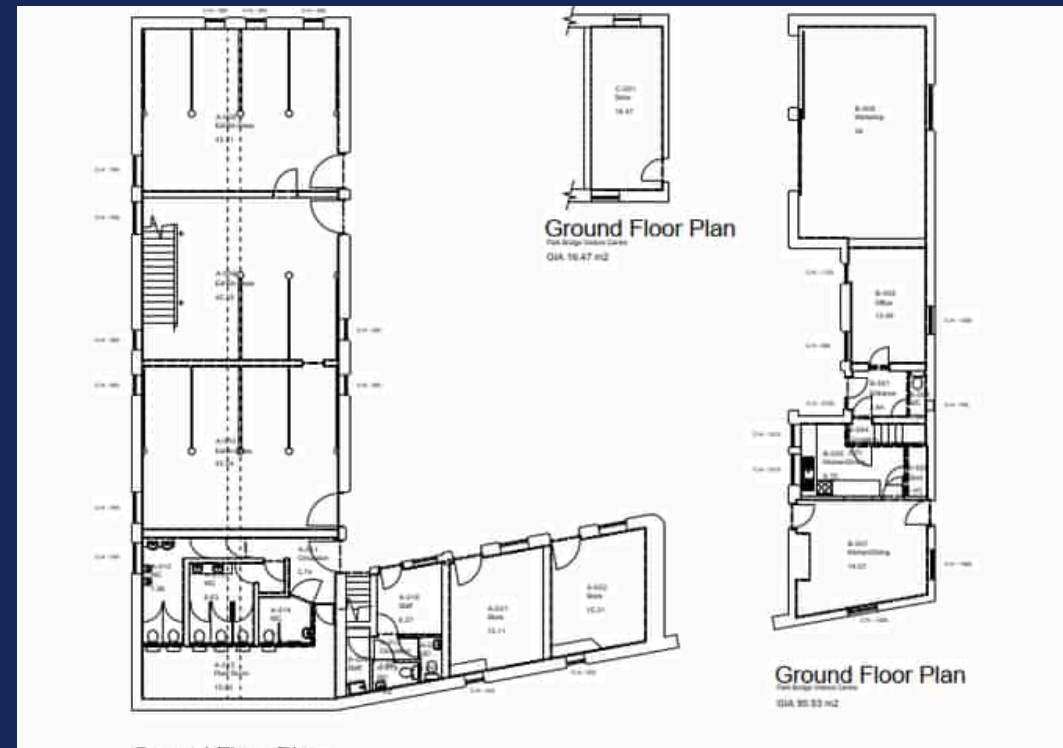
VAT & Legal Costs

VAT will be payable at the prevailing rate (if applicable).

Each party is responsible for their own legal costs incurred throughout any transaction in connection with this property.

Vendor's Costs

The successful bidder is to contribute towards the Council's costs for the sum of £4,500 plus VAT. This is payable on completion in addition to the agreed rent or purchase price.





Viewings

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