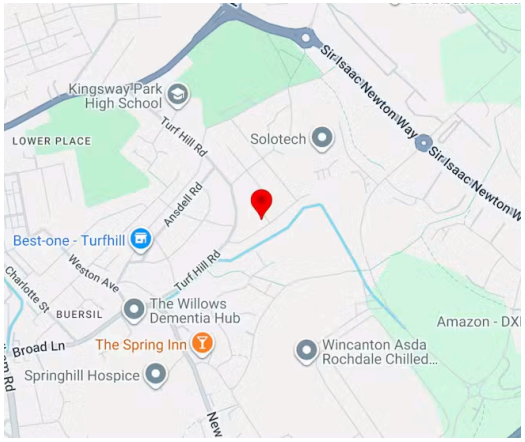


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Neston Road, Rochdale, OL16 4XW

Land For Sale | Offers in the region of £600,000 | 1.17 Acres

Turf Hill Initiative Centre, Rochdale







Description

The property comprises the former Turf Hill Community Centre, together with associated garages, play area/MUGA and surrounding land extending to approximately 1.17 acres (0.47 hectares) in total. The existing community centre is a predominantly single-storey building set within an established landscaped and residential environment. The site also incorporates ancillary garages and an existing play area/MUGA. The site presents an opportunity for developers to acquire a well-located residential development site within an established community, with scope to bring forward a new housing scheme while making efficient use of the existing landholding.

Location

Turf Hill Community Centre is situated within the established Turf Hill residential area of Rochdale, Greater Manchester. Occupying a well-established position surrounded predominantly by residential and industrial development, providing a location well suited to potential future redevelopment opportunities. Benefiting from access to the surrounding local road network, with easy access to the M60, M61, M62 and M66 providing connections towards Manchester, Bury and the wider Greater Manchester conurbation. Rochdale town centre is readily accessible, providing a wider range of retail, leisure, education and transport facilities.

Accommodation

Size	Availability
1.17 Acres	Available

Possible Development

We believe the site would be suitable for a range of redevelopment opportunities Subject to the Grant of relevant Planning Permission

Interested parties are advised to make enquiries with the Local Planning Authority in relation to their proposed use.

Asking Price

Offers are invited in the region of £600,000 for our clients Freehold Interest, Subject to Contract

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 purchaser.

Services

We understand that that all main services are connected to the site, however, would recommend that any interested party would carry out their own investigations regarding this matter.

Summary

- Price: Offers in the region of £600,000
- Service charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- View details on our website
- View Microsite

Contact & Viewings



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Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or it's associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).