

Parcel of Land, Platt Lane, Dobcross, Saddleworth, OL3 5QD

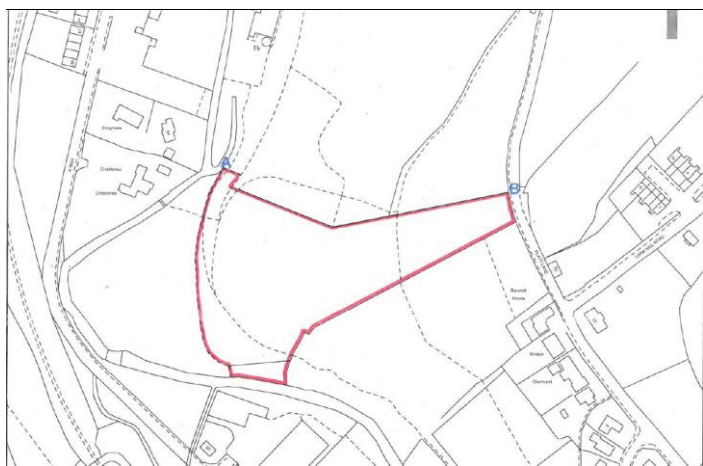


- Land within Green Belt
- 1.379 Ha (3.40 Acres) or thereabouts
- Wooded in Parts
- Sloping Down to the River Tame
- No Vehicle Access into Land
- River Frontage to Part

FOR SALE: Offers invited in the region of £40,000

LOCATION

The land is accessed from Platt Lane, close to its junction with Lark Hill Road, and lies to the western side of Platt Lane, close to The Old Toll house on the crest of Platt Lane as the road curves. Platt Lane can be accessed via Dobcross Village or from Delph via Gateshead Road.

**DESCRIPTION**

A parcel of Green Belt land extending to around 1.379 Ha (3.40 acres) or thereabouts, which slopes away from Platt Lane, facing west, and runs down towards the river Tame, with two areas that adjoin the river itself. It is steep in parts, and wooded, and there appears to be several footpaths that cross the site. The land could suit animal husbandry, or be ideal for a family to coppice, and enjoy their own slice of peaceful countryside, surrounded by wildlife. Adjacent land is used for grazing horses. The boundary along Platt Lane is the narrowest part of the land, does not have vehicle access, or a dropped kerb, and lies on the crest of Platt Lane, on a bend. The site is overgrown and we understand that there is little likelihood of obtaining planning consent for development.

SITE AREA

We understand that the site extends, in total, to 1.379 Ha (3.40 acres) or thereabouts.

SERVICES

We understand there are no services.

PRICE

Offers invited in the region of £40,000

TENURE

We have not had sight of the title deeds but are informed that the property is Freehold. Solicitors should confirm this information.

LOCAL AUTHORITY

Oldham MBC Civic Centre West Street Oldham OL1 1UT.
(T) 0161 770 3000 (W) www.oldham.gov.uk

VAT

We are informed that VAT is not payable in addition to the price quoted.

VIEWING

Viewers are advised that the site is overgrown and not fully inspected by Breakey and Nuttall. Anybody accessing the site does so at their own risk.

NOTE:

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars. Viewing is at prospective purchasers/tenants own risk.

Subject to Lease/Contract VB/GDO/A582 August 19

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