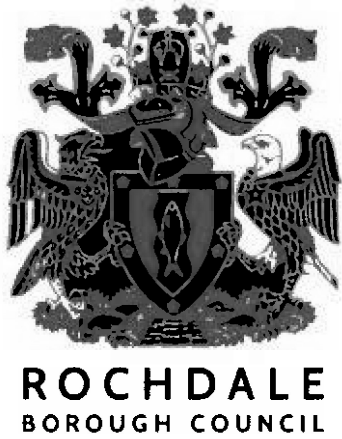




PUGH AUCTIONS

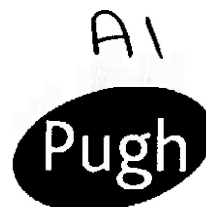
AUCTION: 3 September 2019

**LOT: 004 – Land on the east side of Queen Street,
Heywood**

LIST OF CONTENTS FOR CONTRACT PACK AND LEGAL PACK



SALE MEMORANDUM



AUCTION DATE: 3 September 2019

LOT: 004 - Land on the east side of Queen Street, Heywood

Name and address of SELLER

Name and address of BUYER

The Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale OL16 1XU

**The Price
(Excluding any VAT)**

Deposit paid

**Buyers Admin Fee
(Excluding any VAT)**

The SELLER agrees to sell and the BUYER agrees to buy the LOT for the PRICE. This agreement is subject to the GENERAL CONDITIONS printed in the auction brochure of Pugh & Company for the auction date as above, and to any SPECIAL CONDITIONS and ADDENDUM attached hereto.

Pugh & Company acknowledge receipt of the Deposit.

Signed by us as agent for the
SELLER

Signed by the BUYER

The buyer's solicitors:

Name

Address

Contact

The sellers's solicitors:

Name

David Wilcock, Rochdale Borough Council

Address

Number One Riverside, Second Floor, Smith Street, Rochdale OL16 1XU

Contact

Fiona Williams - Tel: 01705 924 751 fiona.williams@rochdale.gov.uk

In addition to the deposit to be paid to Pugh & Company on exchange of contracts, the successful buyer will be required to pay the Auctioneers a Buyers Administration Fee for each lot purchased. The Buyer's Administration Fee will be charged as above.

Please note payments made by credit card will be subject to a 2.19% charge

In signing this memorandum you confirm that should cheques not clear upon first presentation you will be liable to pay Pugh & Company an additional cheque processing charge of £100 inclusive of VAT. This amount will be deducted from any deposit funds held on your behalf or will otherwise be payable at the point Pugh and Company are notified of representation. A VAT receipt will be issued on the next working day.

Planning Statement Holland Street, Heywood



Site description

The site is a small rectangular footprint at the end of a terrace row. The site comprises of a grass verge and contains some small bushes. There is a small miscellaneous red box located on the grass verge which may be some kind of local infrastructure; however it is unclear what this is. There is also a semi mature tree on the site. The surrounding uses are mainly housing with a day nursery across the road from the site.

Policy allocation

The site falls within an accessible and sustainable location within the defined urban area and is therefore covered by policy G/D/1 'Defined Urban Area' in the Unitary Development Plan. No other policy designations are relevant for this site. In principle the site may be possible for redevelopment.

Opportunities and suitable development options

The area surrounding the site is predominately residential. Any development on the site would be expected to echo the existing Victorian terraces that run parallel to the site on Hilda Street. These would need to be sympathetic in style, including a garden frontage. On Queen Street there is an example of a terrace row extension which has already been completed. Any proposal should seek to retain the tree on the edge of the site given that it currently functions as a prominent street tree and adds to the quality of the local street scene. There are no flood risk issues within the site boundary, however the adjacent Holland Street which is close to the site is at high risk of surface water flooding.

Development management comments

The site could support one residential property continuing the building line on Queen Street. This could either be a continuation of the existing terraced property or a small detached house.