



Land on the corner of Mellor Street and College Bank Way, Rochdale.

Proposed erection of a drive-through restaurant

RETAIL SEQUENTIAL TEST

April 2021



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REPORT CONTROL

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1	31/03/2021	Draft V1	MS
2	09/04/2021	Draft V2	GT
3	15/04/2021	FINAL	GT

/1 INTRODUCTION

- 1.1 This sequential test supplements the application submitted to Rochdale Borough Council for the erection of a drive-through restaurant ('the proposed development') on the land at Mellor Street, Rochdale.
- 1.2 The planning application has been made to Rochdale Borough Council as a full planning application. The supporting Planning Statement provides a detailed description of the site and assessment of the proposals in relation to the relevant planning policies. An extract of the plan of the proposed development can be seen below in Figure 1.

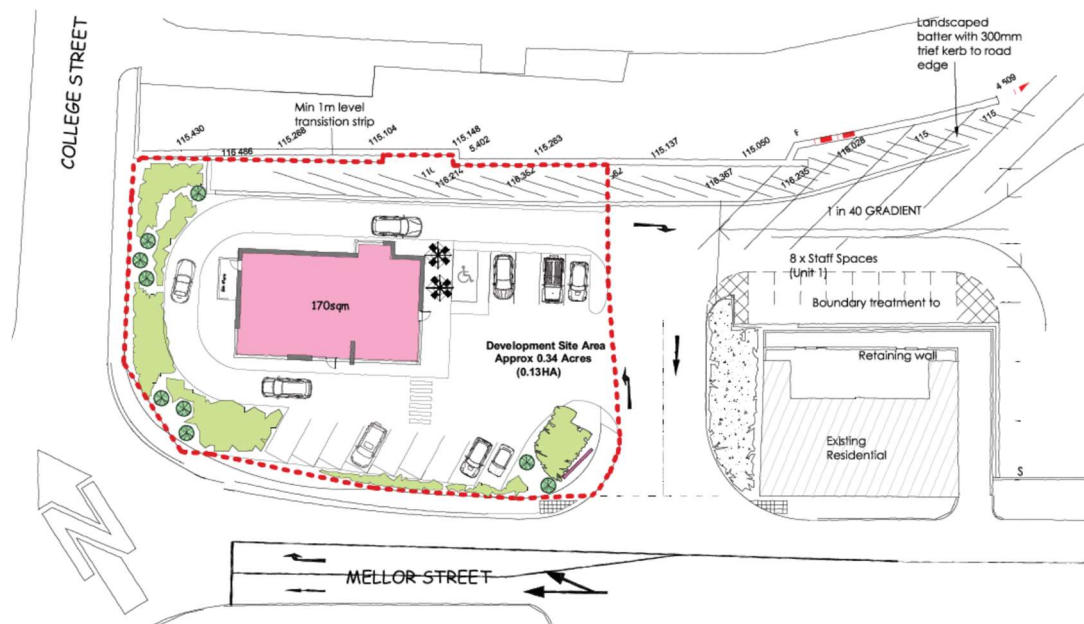


Figure 1: Proposed development

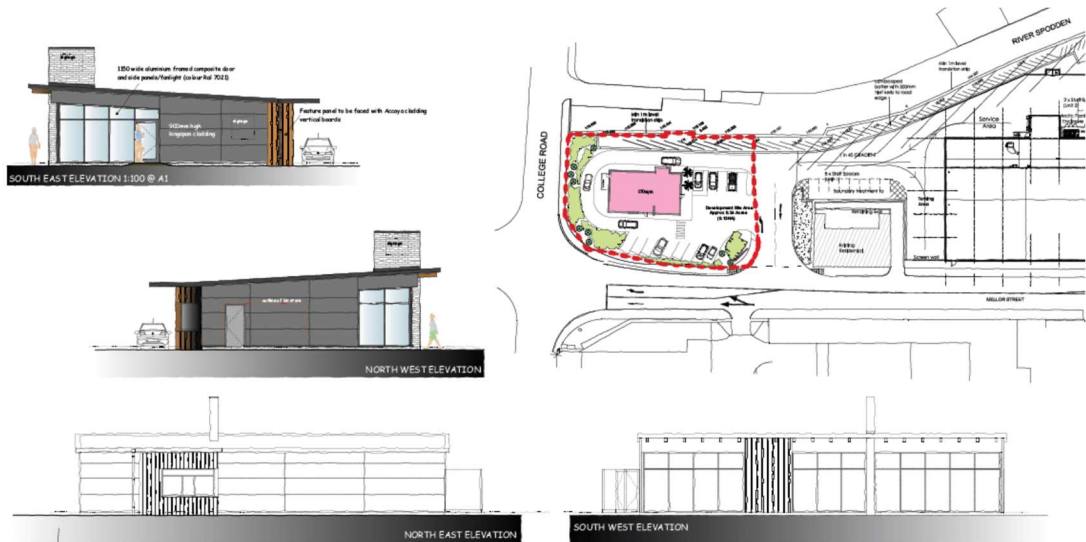


Figure 1: Proposed development

- 1.3 As part of this application, the applicant is required to undertake a sequential test as the proposed units include uses which are described as main town centre uses in the NPPF and they are proposed outside of a defined centre in the adopted Local Plan. In accordance with Paragraph 86 of the National Planning Policy Framework (NPPF) and Policy E1 of the Core Strategy, a sequential test has been carried out. This Statement provides the results of this test in the context of the relevant planning policy.

/2 PLANNING POLICY CONTEXT

- 2.1. The adopted Development Plan for the application site comprises the Rochdale Borough Core Strategy (2016), and the Greater Manchester Joint Waste Development Plan.
- 2.2. The site is allocated as being within a Mixed Employment Area within the Defined Urban Area as identified in the 'saved' UDP and is within an out of centre site. However, there is still an identified need to demonstrate that no suitable site exists within an existing centre or edge of centre for such retail development. Therefore, a sequential test has been undertaken.
- 2.3. An extract from the Policies Map associated with Rochdale Borough Council saved UDP is provided at Figure 2 to illustrate the sites designations.



Figure 2: Extract from the Unitary Development Plan

- 2.4. Policy E1 of the Core Strategy states that the Council will focus retail, leisure, cultural, office, residential and other development within the Borough's town centres, to promote the viability and vitality of all the Borough's town centres, to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations for people living, working, and visiting the borough.

2.5. Paragraph 86 and 87 of the Framework states:

'Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.'

2.6. In relation to impact, Paragraph 89 of the NPPF outlines that when assessing applications for retail, leisure, and office development outside of town centres, which are not in accordance with an up-to-date local plan, local planning authorities should require an impact assessment for developments that are in excess of locally set floor space thresholds. Given that there is no locally set threshold, the default threshold of 2,500m² of gross floorspace is applicable.

2.7. Policy E1 of the Core Strategy states that the council will:

'only consider out of centre development when there are no suitable sites in, or on the edge, or well connected to, the town centre, district centres or local centres and the proposal would cause no significant overall impact on the existing centres vitality and viability.'

/3 SEQUENTIAL TEST

- 3.1. This section assesses the proposal against the key planning policy requirement. As the proposed development includes a restaurant, which is categorised as a main town centre use.
- 3.2. It is important at the outset to correctly interpret and apply the sequential test, considering case law and relevant appeal decisions. For example, as highlighted in the Dundee (March 2012)¹ case, the Supreme Court ruled that '*suitable*' means '*suitable for the development proposed by the applicant*' and the Secretary of State in the Rushden appeal decision (June 2014)², has confirmed that the sequential test needs to be considered in the context of the specific development proposed by the applicant, and not simply a '*class of goods*' approach or some attempt at disaggregation that might otherwise seek to accommodate elements of the proposed development on a smaller, sequentially preferable site.
- 3.3. Whether, therefore, a site is considered suitable for the commercial requirements, clearly needs to be considered in light of the specific application proposal. The two decisions referred to above, both assist in demonstrating how the sequential test should be lawfully and properly applied.
- 3.4. Whilst we acknowledge the requirement for some flexibility in applying the sequential test, as referred to in the National Planning Guidance, this needs to be applied sensibly in the context of scale and format, as it is clearly not the purpose of national or local planning policy to require a developer to seriously compromise their proposal by requiring them to disaggregate it into its constituent parts. Indeed, the Secretary of State in the Rushden decision expressly acknowledges that the NPPF does not require

¹ Case [2012] UKSC 13 - Tesco Stores Limited (Appellants) v Dundee City Council (Respondents) (Scotland) <https://www.supremecourt.uk/cases/docs/uksc-2011-0079-judgment.pdf>

² Appeal Reference: APP/G2815/V/12/2190175, applicant LXB RP (Rushden) Limited - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/319505/Called-in_decision_-_Rushden_Lakes_Retail_Park_ref_2190175_11_June_2014_.pdf

an applicant to disaggregate in any way a specific development proposal. Therefore, while there may be some limited scope to reduce the scale of the proposed development, it would be wholly unreasonable to expect the applicant / retailer to amend a proposal to the extent that it no longer meets their business requirement and becomes unviable.

3.5. As advised within pre-application feedback, the search conducted was of sites that are at least 0.13ha in size, and could accommodate for a single-storey building, along with associated landscaping and parking provision, while also having appropriate access arrangements.

3.6. The search assessed sites that are within a 20-minute driving catchment. To cover all the below areas, a 5-mile radius search of Rochdale Town centre was conducted.

- Rochdale Town Centre
- Heywood Town Centre
- Milnrow District Centre
- Littleborough Town Centre
- Whitworth Road Local Centre
- Yorkshire Street Local Centre
- Halifax Road Local Centre
- Drake Street Local Centre
- Deepdish Local Centre
- Oldham Road Local Centre
- Spotland Road Local Centre

Availability

3.7. The NPPF (Paragraph 86) sheds light on the correct interpretation of this aspect of the test, and states:

'Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.'

3.8. Importantly, it does not ask whether such sites are likely to become available during the remainder of the plan-period but instead whilst sites do not have to be available

immediately, in order to avoid prejudicing town centre or edge of centre sites that are in the pipeline but not available straight away.

Suitability

- 3.9. Suitability relates to whether the proposed development can be reasonably and successfully located at a particular site. There are a number of key considerations in this respect.
- 3.10. As previously indicated, the test is only relevant in the context of the '*requirement*' the proposed development will meet. The introduction of a restaurant is seen as a sensible introduction to the area, along a developed street. In this respect, it is considered that this site caters for the needs and services for the surrounding residents as well as the nearby college and offices, who are likely to frequent the premises on their lunch breaks, given the current lack of these types of facilities.

Viability

- 3.11. Sites should not present any obvious economic obstacles to the proposed development.

Assessment

- 3.12. For the purposes of our sequential examination, the assessment focuses on available sites within and on the edge of Rochdale Town Centre, including all defined local centres.
- 3.13. A thorough search of land / buildings for sale with a minimum size area of 0.13 hectares within a 20-minute driving catchment was undertaken on the 31st of March 2021 via the following:
- Rightmove, Prime Location, and Zoopla's online search engines; and
 - Websites of three local independent commercial agents including Whitegates; Armitstead Barnett and Savills.

- 3.14. Full search results are shown in Appendices A and B. Only sites of a similar size to the application site have been considered in more detail.
- 3.15. No suitable sites for sale which could accommodate the proposed development were found.
- 3.16. Following a thorough search of sites in and on the edge of Rochdale Town Centre, including the defined centres, no sites were found that could sufficiently accommodate the proposed development.
- 3.17. Other sites located outside of the Town Centre and the Borough were found but were not suitable for the use of the proposed development, and do not have the required parking facilities or within designated area.
- 3.18. Appendix B illustrates site identified most suitable to largely consist of units significantly smaller in size and inappropriately located. Other sites identified were for industrial uses and have additional constraints set within Rochdale Borough Council Core Strategy.
- 3.19. The Middleton Road site is significantly smaller in size, and is positioned nearby fast-food restaurants and a café, which would saturate the local market and promote unnecessary competition. For the reasons above, this site has been discounted.
- 3.20. Likewise, the Victoria Street site is smaller than the desired development site and has been proposed to be suitable for residential purposes. Additionally, its status as a Grade II listed building presents further constraints.
- 3.21. The Taylor Street site holds planning permission to develop the site however it relates to residential purposes and as too small.

Summary

- 3.22. There is a distinct lack of sites within the designated Town Centres and nearby local centres to accommodate a development of this size, with the vast majority of properties

available falling well below the required floorspace and the client's requirements, to purchase property as opposed to let. The site is located close to Rochdale Sixth Form College and accessible by surrounding residents offering employment opportunities for the area. In this regard, the benefits associated with the proposed development significantly outweigh any potential impact.

- 3.23. Taking into account all the above, it is clear that there are no sites identified in the sequential search that are suitable, available and viable to accommodate the application proposal.
- 3.24. The summary of the result of the sequential test within this Statement represents a sensible interpretation and application of the sequential approach towards site selection. There are demonstrably no sequentially preferable alternatives that are available or suitable and consequently the application site, is still, in our view, an appropriate location for the proposed development.

/4 CONCLUSION

- 4.1. Having considered the availability of sites within a town or district centre as defined Rochdale Borough Core Strategy, it has been concluded that there are no sites adequate in size for the development proposed, which requires not only land to accommodate the proposed development but also the logistics behind the desired location.
- 4.2. For the reasons identified within this Statement, it is considered that a satisfactory sequential test has been carried out to demonstrate compliance with Section 7 of the NPPF and it is clear that planning permission for the proposed development should not be withheld on sequential grounds.

APPENDICES

APPENDIX A

rightmove
Buy
Rent
Find Agent
House Prices
Commercial
Inspire
Overseas
Sign In

OL11 1NT
+ 5 miles
ha.
Min Size to 1
Min Price to Max Price
Property Type
Filters (1)

Commercial Properties For Sale in OL11 1NT, within 5 miles

9 results
Sort: Relevance
List
Map



Commercial property for sale
Victoria Street, Chadderton, Oldham
4.44 miles
Residential/mixed use development opportunity: This Grade 11 listed property offers a great opportunity to occupy one of

COMMERCIAL

Marketed by Alan Kirkham, Chadderton Office

0161 468 1509
Local call rate

Email agent

£525,000
<0.1 ha.



Restaurant for sale
Middleton Road, Royton, Oldham
3.29 miles
A well renowned Indian restaurant business which has operated for approximately 25 years from the deceptively spacious and

COMMERCIAL

Marketed by Alan Kirkham, Chadderton Office

0161 468 1509
Local call rate

Email agent

£400,000
<0.1 ha.



Shop for sale
Rochdale Road, Oldham, Greater Manchester, OL2
3.20 miles
FOR SALEREVERSIONARY INVESTMENTPRODUCING £26,500 PA. 2,213 SQ FT plus valuable car park

COMMERCIAL

Marketed by Maryland Securities, North West

0161 468 1386
Local call rate

Email agent

£315,000 Offers in Region of
<0.1 ha.



Office for sale
Unit 2, Mossfield House, Bury, BL9 6JZ
5.00 miles
Investment Opportunity. Offering a 11.50% Yield On Investment. Fully Tenanted. Own Car Park. Opportunity To

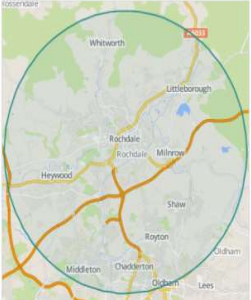
COMMERCIAL **ONLINE VIEWING**

Marketed by Pearson Ferrier Commercial, Bury

0161 468 1489
Local call rate

Email agent

£242,500 From
<0.1 ha.



Edit this area

See commercial properties to let in OL11 1NT

SAMSUNG

Finance options available at [samsung.com](https://www.samsung.com)

Figure 1a: Rightmove search for any commercial property for sale within 5 mile radius of Rochdale Town Centre




Retail property (high street) for sale
16 Curzon Street, Oldham, Lancashire

4.87 miles
The property comprises a prominent three storey retail property, with Ground floor retail unit and ancillary

COMMERCIAL

Marketed by Roger Hannah Ltd, Manchester

£230,000
<0.1 ha.

 0161 468 0870
Local call rate

 Email agent




Commercial property for sale
Oldham Road, Middleton, Manchester

4.14 miles
Situated on Oldham Road, Middleton, the premises comprises a mid-terraced ground and first-floor retail unit. Available for sale

COMMERCIAL

Marketed by Amco Commercial Ltd, Manchester

£100,000 Offers Over
<0.1 ha.

 0161 468 1517
Local call rate

 Email agent




Warehouse for sale
Cobalt 2, Foxdenton Lane, Oldham Broadway Business Park, Chadderton, M24 1NN

4.73 miles
For Sale / To Let New warehouse / industrial units of 43,250 sq ft

COMMERCIAL

Marketed by DAVIES HARRISON LIMITED, Manchester

POA
0.4–0.5 ha.

 0161 468 1309
Local call rate

 Email agent

Additional commercial listings




10 bedroom commercial development for sale
Taylor Street, Heywood, Greater Manchester, OL10

2.93 miles
FANTASTIC DEVELOPMENT PLOT - PLANNING APPROVED Rochdale Council (20/01490/OUT) We are delighted to offer

COMMERCIAL

Marketed by Urban Soul Property, Hyde

£300,000
<0.1 ha.

0161 468 1522
Local call rate

 Email agent




Commercial property for sale
Units To The Rear Of Dale Street, Milnrow, Rochdale

1.92 miles
*** COMMERCIAL UNITS, GARAGE OR WORKSHOP FOR SALE / FRONT FACING SECURE ROLLER SHUTTER DOORS /

COMMERCIAL

Marketed by Revilo Homes Ltd, Rochdale

£69,950
<0.1 ha.

01706 566160
Local call rate

 Email agent

Figure 1b: Rightmove search for any commercial property for sale within 5 mile radius of Rochdale Town Centre

Zoopla

[Saved properties](#)
[My enquiries](#)

[For sale](#)
[To rent](#)
[House prices](#)
[New homes](#)
[Commercial](#)
[Overseas](#)
[News and guides](#)
[Find agents](#)

Zoopla > Commercial to let > Greater Manchester > Rochdale > Milkstone Road property to let

Commercial property to let in Milkstone Road, Rochdale OL11

1 - 17 of 17

25

Lowest price

Filter results

Create email alert

Save this search

Draw your search

From £2,280 pa (£53.82/sq. m. pa)

From 42 - 1,858 sq. m*

[Tenancy information](#)

Office to let

Shaw Street, Oldham, Greater Manchester OL1

Fine selection of offices situated at old blue coat school, Shaw Street, Oldham. Ranging from 450 sq ft, up to 20,000 sq ft

Mills Hill (Manchester) (2.8 miles)

Moston (3.5 miles)

0151 382 4047 **

Contact

Save

Hide

theproperty4u, L1

£3,000 pa (£0.26/sq. m. pa)

From 929 - 1,858 sq. m*

[Tenancy information](#)

Light industrial to let

Falcon Business Centre, Victoria Street, Oldham, Lancashire OL9

Falcon Business Centre occupies 2.8 acre (1,121 Hq) site, of mixed use commercial, office, storage and workshop space. It has recently been purchased by our clients, and has already undergone significant improvements to security including HD CCTV, and ...

Mills Hill (Manchester) (1.5 miles)

Moston (3.5 miles)

0151 937 8082 **

Contact

Save

Hide

Breakay & Nuttall, OL2

£57,756 pa (£56.51/sq. m. pa)

From 929 - 1,858 sq. m*

[Tenancy information](#)

Industrial to let

Unit 4B, Greendale Business Park, Todmorden Road, Littleborough, Lancashire OL15

Modern Warehouse with offices

Littleborough (0.5 miles)

Smithy Bridge (1.5 miles)

020 7768 2913 **

Contact

Save

Hide

Avison Young - Industrial National, B1

Balcony Systems Solutions

Systems don't require any unsightly bolts, clamps or corner posts

Balconette

Open

From £72,000 pa (£53.82/sq. m. pa)

From 929 - 1,858 sq. m*

[Tenancy information](#)

Office to let

Shaw Street, Oldham, Greater Manchester OL1

Available immediately

Fine selection of offices situated at old blue coat school, Shaw Street, Oldham. Ranging from 450 sq ft, up to 20,000 sq ft

Mills Hill (Manchester) (2.8 miles)

Moston (3.5 miles)

0151 382 4047 **

Contact

Save

Hide

theproperty4u, L1

£87,118 pa (£61.89/sq. m. pa)

From 929 - 1,858 sq. m*

[Tenancy information](#)

Light industrial to let

Unit 9 & 10, Heywood Distribution Park, Parklands, Heywood, Greater Manchester OL10

To Let Industrial / Warehouse Unit 15,151 sq ft (1,407 sq m) B4 units are modern industrial warehouse units which have recently undergone a comprehensive refurbishment including re-cladding, extensive improvements to the entrance and office ...

Castleton (Manchester) (2.8 miles)

Mills Hill (Manchester) (3 miles)

01925 697558 **

Contact

Save

Hide

B8 Real Estate, WA4

£88,000 pa (£59.17/sq. m. pa)

From 929 - 1,858 sq. m*

[Tenancy information](#)

Industrial to let

Unit 3 Bays 1-2, Transpennine Trading Estate, Rochdale OL11

Transpennine Trading Estate is situated within 0.25 miles of the A627 (M) linking directly to Junction 20 of the M62 Motorway.

Castleton (Manchester) (0.5 miles)

Rochdale (1.1 miles)

01384 592586 **

Contact

Save

Hide

London & Cambridge Properties Ltd, DY6

Figure 2a: Zoopla search for any commercial property for sale within 5mile radius of Rochdale town centre



3

£107,500 pa (£34.88/sq. m. pa)

Breakey Nuttall

3,082 sq. m*

Light industrial to let

Unit E, Westwood Industrial Estate, Arkwright Street, Oldham OL9

The property comprises an industrial unit of brick elevations beneath a multi pitched asbestos sheet roof with north lights. Internally, the accommodation comprises open plan warehouse and ancillary office space. The unit is accessed via an electric ...

Mills Hill (Manchester) (1.8 miles) Moston (2.1 miles)

0161 937 8082 ** [Contact](#) [Save](#) [Hide](#)

Breakey & Nuttall, OL2



6

£107,500 pa (£34.88/sq. m. pa)

WT Gunson

3,082 sq. m*

Light industrial to let

Unit E, Arkwright Street, Oldham, Lancashire OL9

The property comprises an industrial unit of brick elevations beneath a multi pitched asbestos sheet roof with northern lights. Internally, the accommodation comprises of open plan warehouse and ancillary office space. The unit is accessed via an ...

Mills Hill (Manchester) (1.8 miles) Moston (2.1 miles)

0161 937 8721 ** [Contact](#) [Save](#) [Hide](#)

WT Gunson, M2



3

£171,060 pa (£85.57/sq. m. pa)

AVISON YOUNG

1,999 sq. m*

Industrial to let

Plot 3000 - Unit 1, Broadway Green Business Park, Foxdenden Lane, Middleton, Manchester, Lancashire M24

Detached new build warehouse property located at the new Broadway Green Business Park with excellent access to the Regional Motorway Network.

Mills Hill (Manchester) (0.9 miles) Moston (1.2 miles)

020 7768 2913 ** [Contact](#) [Save](#) [Hide](#)

Avison Young - Industrial National, B1

Figure 2b: Zoopla search for any commercial property for sale within 5mile radius of Rochdale town centre



3

£189,804 pa (£85.57/sq. m. pa)

AVISON YOUNG

↳ 2,218 sq. m*

Industrial to let

Plot 3000 - Unit 3, Broadway Green Business Park, Foxdenon Lane, Middleton, Manchester, Lancashire M24

Detached new build warehouse property located at the new Broadway Green Business Park with excellent access to the Regional Motorway Network.

[Mills Hill \(Manchester\) \(0.9 miles\)](#)
[Moston \(1.2 miles\)](#)

[020 7788 2913 **](#)
[Contact](#)
[Save](#)
[Hide](#)

Avison Young - Industrial National, B1



1

£193,928 pa (£64.05/sq. m. pa)

B8

↳ 3,028 sq. m*

Light industrial to let

Unit P15, Heywood Distribution Park, Heywood OL10

To Let Refurbished Industrial / Warehouse Unit 32,593 sq ft (3,028 sq m) Highly secure 200 acre Distribution Park in a strategic motorway location. Conveniently close to the M60 orbital motorway, Heywood Point is just nine miles from Manchester City

[Castleton \(Manchester\) \(2.6 miles\)](#)
[Mills Hill \(Manchester\) \(3](#)

[01925 897558 **](#)
[Contact](#)
[Save](#)
[Hide](#)

B8 Real Estate, WA4



3

£265,056 pa (£83.42/sq. m. pa)

AVISON YOUNG

↳ 3,177 sq. m*

Industrial to let

Plot 3000 - Unit 2, Broadway Green Business Park, Foxdenon Lane, Middleton, Manchester, Lancashire M24

Detached new build warehouse property located at the new Broadway Green Business Park with excellent access to the Regional Motorway Network.

[Mills Hill \(Manchester\) \(0.9 miles\)](#)
[Moston \(1.2 miles\)](#)

[020 7788 2913 **](#)
[Contact](#)
[Save](#)
[Hide](#)

Avison Young - Industrial National, B1

Figure 2c: Zoopla search for any commercial property for sale within 5mile radius of Rochdale town centre



Non-quoting

1. 8,225 sq. m*

Light industrial to let

Unit B6, Heywood Distribution Park, Heywood OL10

To Let High Bay Industrial/Warehouse Unit Highly secure 200 acre distribution park in a strategic motorway location. Unit B6 comprises a modern high bay industrial/warehouse unit of steel portal frame construction due to undergo a full refurbishment ...

Castleton (Manchester) (2.6 miles)
 Mills Hill (Manchester) (3 miles)

01925 697558 **
 Contact
 Save
 Hide

B8 Real Estate, WA4



Non-quoting

1. 17,712 sq. m*

Industrial to let

Unit 61, 61 Stakehill Industrial Park, Middleton, Lancashire M24

Property Description This superb existing detached distribution facility is situated on Stakehill Industrial Park, an established industrial and distribution location to the north east of Manchester. Alternatively, there is a design and build ...

Castleton (Manchester) (1.4 miles)
 Mills Hill (Manchester) (1 mile)

0161 937 5491 **
 Contact
 Save
 Hide

Cushman & Wakefield, M2



Non-quoting

1. From 3,716 - 5,574 sq. m*

Warehouse to let

Cobalt 2, Foxderton Lane, Oldham Broadway Business Park, Chadderton M24

For Sale / To Let New warehouse / industrial units of 43,250 sq ft and 61,600 sq ft

Mills Hill (Manchester) (0.7 miles)
 Moston (1.2 miles)

0161 937 5906 **
 Contact
 Save
 Hide

Davies Harrison, M3



Non-quoting

1. From 5,574 - 58,529 sq. m*

Light industrial to let

& H4, Heywood Distribution Park, Heywood, Manchester, Greater Manchester OL10

Design and Build Options 60,000 - 630,000 sq ft (5,574 - 58,520 sq m) Highly secure 200 acre Distribution Park in a strategic motorway location. Heywood Distribution Park is one of the best known industrial and distribution estates in the North West. ...

Castleton (Manchester) (2.6 miles)
 Mills Hill (Manchester) (3 miles)

01925 697558 **
 Contact
 Save
 Hide

B8 Real Estate, WA4



Non-quoting

1. 3,930 sq. m*

Light industrial to let

Unit B2, Heywood Distribution Park, Heywood OL10

To Let Industrial / Warehouse Unit with Cross Loading (10 doors) 42,307 sq ft (3,930.42 sq m) Highly secure 200 acre distribution park in a strategic motorway location. Unit B2 provides a detached industrial / warehouse unit of steel frame ...

Castleton (Manchester) (2.6 miles)
 Mills Hill (Manchester) (3 miles)

01925 697558 **
 Contact
 Save
 Hide

B8 Real Estate, WA4

Figure 2d: Zoopla search for any commercial property for sale within 5mile radius of Rochdale town centre

PrimeLocation Find your dream home [Sign in/Register](#)

[For sale](#) [To rent](#) [Sold prices](#) [New homes](#) [International](#) [Find agents](#) [Advice](#)

[Property for sale](#) [Commercial property for sale](#) [New homes](#) [Commute time](#) [International property for sale](#) [Find estate agents](#) [Help to buy scheme](#)

OL11 1NT Within 5 miles

PrimeLocation > Commercial for sale > Greater Manchester > Rochdale > Milkstone Road property for sale

Commercial properties for sale in Milkstone Road, Rochdale OL11

1 - 7 of 7 20 Price (descending) Save your search Get instant alerts



£4,450,000 (£1,400.53/sq. m)

INDUSTRIAL FOR SALE
Plot 3000 - Unit 2, Broadway Green Business Park, Foxdenton ...
3,177 sq. m*
Detached new build warehouse property located at the new Broadway Green Business Park with excellent access to the Regional Motorway Network. [read more >](#)

AVISON YOUNG
Avison Young - Industrial ...



£3,100,000 (£1,397.68/sq. m)

INDUSTRIAL FOR SALE
Plot 3000 - Unit 3, Broadway Green Business Park, Foxdenton ...
2,218 sq. m*
Detached new build warehouse property located at the new Broadway Green Business Park with excellent access to the Regional Motorway Network. [read more >](#)

AVISON YOUNG
Avison Young - Industrial ...

Figure 3a: Prime Location search for any commercial property for sale within 5mile radius of Rochdale Town Centre



£2,800,000 (£1,400.7/sq. m)

INDUSTRIAL FOR SALE

Plot 3000 - Unit 1, Broadway Green Business Park, Foxdenton ...

1,999 sq. m*

Detached new build warehouse property located at the new Broadway Green Business Park with excellent access to the Regional Motorway Network. [read more >](#)

**AVISON
YOUNG**

Avison Young -
Industrial ...



Guide price

£725,000 (£709.44/sq. m)

INDUSTRIAL FOR SALE

Unit 4B, Greenvale Business Park, Todmorden Road, ...

1,022 sq. m*

Modern Warehouse with offices [read more >](#)

**AVISON
YOUNG**

Avison Young -
Industrial ...



£45,000 (£26.91/sq. m)

PARKING/GARAGE FOR SALE

Westbourne Street, Oldham OL9

1,672 sq. m*

Garage business For Sale. Business is running and fully functional. The following resources include: 1800 Sqft mot Approved, 10 year lease, Office area, Toilet and basin, CCTV inside and ... [read more >](#)

**ABS
PROPERTIES**

ABS Properties



Non-quoting

COMMERCIAL PROPERTY FOR SALE

Former Albert Mill & Sunnyside Mill, Market Street, ...

11,736 sq. m*

The property is located to the west of Market Street and to the south of Albert Street on the southern fringe of Whitworth Town Centre. Whitworth is an attractive small Lancashire town set in ... [read more >](#)

**WT
GUNSON**

WT Gunson

Figure 3b: Prime Location search for any commercial property for sale within 5mile radius of Rochdale Town Centre



Non-quoting

WAREHOUSE FOR SALE
Cobalt 2, Foxdenton Lane, Oldham Broadway
Business Park, —

From 4,018 - 5,714 sq. m*

Fronting Foxdenton Lane (B6189) close to its junction with Broadgate, the scheme is located 1 mile from Junction 21 of the M60 Motorway. The scheme will provide two speculatively built ... [read more >](#)

dh DAVIES HARRISON
Real Estate

Davies Harrison

Figure 3c: Prime Location search for any commercial property for sale within 5mile radius of Rochdale Town Centre

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Select property type

Searched area

CLEAR X

SELECT REGION

Search (4)

4 Properties for let in Searched area

Show let properties

Most recent

Save search

Stakehill 185, Stakehill Industrial Park

M24 2RN

185,000 sq ft (17,187.06 sq m)

Price on application

- 15.5m to Underside of Haunch
- 8 Level Access Doors
- 14 Dock Loading Doors (including Two Double Height Euro Dock Doors)
- 53m Main Yard

Jonathan Altherton

Manchester (Industrial)

0161 277 7207

Contact now

Billy Seddon

Manchester (Industrial)

+44 (0) 161 602 8250

Contact now

Industrial 185,000 sq ft (17,187.06 sq m)

T92, Pilsworth Road

OL10 2TL

91,726 sq ft (8,521.62 sq m)

Price on application

- Modern Warehouse
- Secure Gated Site
- Approx. 8 Metre Eaves
- 6.27 Acre Site (33% Site Coverage)

Jonathan Altherton

Manchester (Industrial)

0161 277 7207

Contact now

Billy Seddon

Manchester (Industrial)

+44 (0) 161 602 8250

Contact now

Industrial 91,726 sq ft (8,521.62 sq m)

52-56 Yorkshire Street

Yorkshire Street, Rochdale, OL16 1JW

45,370 sq ft (4,214 sq m)

Price on application

- Rental information is available upon request.
- Assignment of Sub Lease Available
- Property is available as a whole or on a split

Brian Chidwell

Head Office - London

0207 409 8183

Contact now

Jonathan Nisley

Manchester Office

0161 602 8257

Contact now

Retail 45,370 sq ft (4,214 sq m)

Unit 33

Stakehill Industrial Estate, M24 2RW

19,859 sq ft (1,844.96 sq m)

Price on application

- 6.5 metres to eaves
- 2 Drive in loading doors
- Available April 2020
- Self-contained secure gated site

Jonathan Williams

Manchester (Industrial)

01612 447 752

Contact now

Alex Pallfreyman

Manchester (Industrial)

0161 277 7231

Contact now

Industrial 19,859 sq ft (1,844.96 sq m)

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Figure 4: Savills search for any commercial property for sale within 5mile radius of Rochdale Town Centre

The screenshot shows the Whitegates website's search results page. The header includes the Whitegates logo and navigation links: Sellers, Buyers, Landlords, Tenants, Properties (highlighted), Branches, News, and Auctions. A banner message states: "In line with latest Government's guidelines on home moving, the housing market remains open, and all our offices in England and Wales continue to operate. Health and safety remains our main priority, and we continue to follow a number of strict measures to protect our customers and staff. More information". The search filters are set to: Rent (selected), Sale, OL11 1NT, Within 5 Miles, Property type, Any Price, Any Bedrooms, and Include Sold?. The results show "Found 0 properties!" with a pagination bar at the bottom.

Figure 5: Whitegates search for any commercial property for sale within 5mile radius of Rochdale Town Centre

The screenshot shows the Armistead and Barnett website's search results page. The header includes the Armistead Barnett logo and navigation links: Properties, Services, About Us, Testimonials, Sold Properties, News, and Contact. A "Book an appraisal" button is also present. The search filters are set to: Developments, OL11 1NT, 0 - 10 Miles, For Sale, Price Range, 0.05 - 0.5 Acres, and Include Under Offer. The results show "Sorry, no properties found matching your criteria" with a message: "Please use the search form above to search again, or go [back](#) to all development properties".

Figure 6: Armistead and Barnett search for any commercial property for sale within 5mile radius of Rochdale Town Centre

APPENDIX B

Site Address	Site Area (sq. ft)	Land Agent	Suitability
Middleton Road, Royton, Oldham	3,500	Alan Kirkham, Chadderton Office	• Currently used as a restaurant • Leasehold not purchase • Smaller than desired
Victoria Street, Chadderton, Oldham	7,976	Alan Kirkham, Chadderton Office	• Smaller than desired • Proposed accommodation use • Grade II listed
Taylor Street, Heywood	6,027	Urban Soul Property	• Been approved for accommodation/residential purposes • Too small



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