

# For Sale

CBRE

## Residential Development Opportunity South Chadderton, Oldham



BUTTERWORTH LANE  
OLDHAM  
OL9 8EB

Site area — 10.8 acres (4.4 hectares)

SUBJECT TO PLANNING



A663 BROADWAY

MANCHESTER OUTER RINGROAD M60

A6104 HOLLINWOOD AVENUE

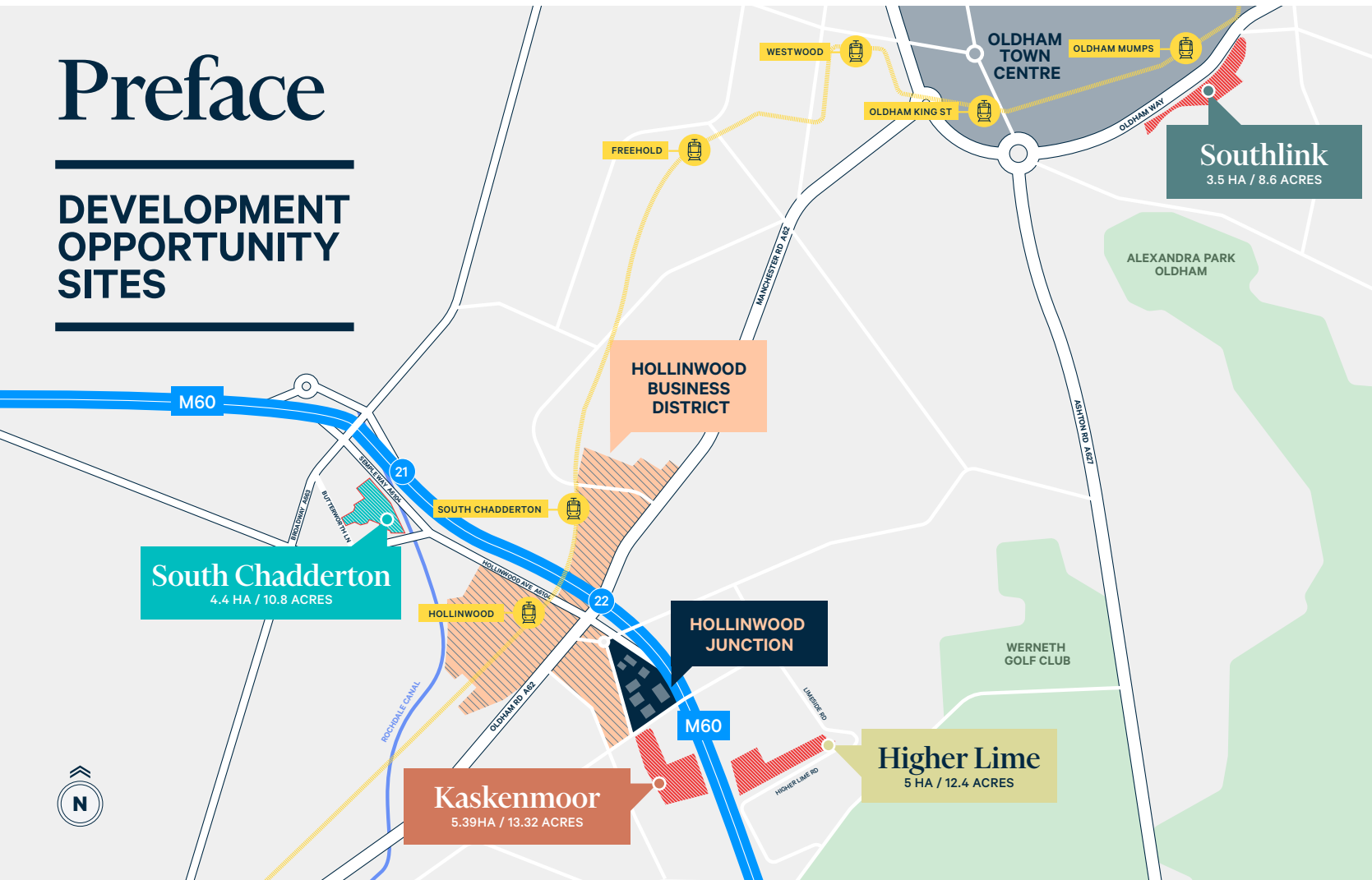
BUTTERWORTH LANE

# Contents

<b>Preface</b>	<b>&gt; 02</b>
<b>Executive Summary</b>	<b>&gt; 03</b>
<b>About South Chadderton</b>	<b>&gt; 04</b>
<b>Investment in the Local Area</b>	<b>&gt; 05</b>
<b>Well Connected</b>	<b>&gt; 07</b>
<b>Investment in Oldham Town Centre</b>	<b>&gt; 09</b>
<b>Investment Locations</b>	<b>&gt; 10</b>
<b>Planning</b>	<b>&gt; 11</b>
<b>Illustrative Masterplan</b>	<b>&gt; 12</b>
<b>Indicative Delivery Milestones</b>	<b>&gt; 13</b>
<b>Selection Process &amp; Timescales</b>	<b>&gt; 14</b>
<b>Contact</b>	<b>&gt; 15</b>

# Preface

## DEVELOPMENT OPPORTUNITY SITES



CBRE are instructed to bring to the market 4 residential development sites on behalf of our client Oldham Council. The sites will be presented to the market in a phased approach:

- Southlink
- South Chadderton
- Higher Lime
- Kaskenmoor

The boundary of the 4 sites are presented below with their locations presented on the plan adjacent. This marketing brochure focuses on South Chadderton. A marketing brochure will be issued for each of the other sites.



# Executive Summary

## South Chadderton

10.8 ACRES (4.4 HECTARES)

**SOUTH CHADDERTON PRESENTS AN EXCITING OPPORTUNITY WITH THE FOLLOWING ADVANTAGES**



The site has direct access off Butterworth Lane and is located close to local services, facilities and amenities, with convenient access to the M60 at J21. The Hollinwood Metrolink stop is located 800m to the south east providing excellent access to Greater Manchester and beyond.



The Rochdale canal is located adjacent to the site and provides walking and cycling routes to Manchester or Rochdale.



Opportunity to deliver a mix of high quality, sustainable mixed tenure homes.



Located close to Oldham Broadway Business Park, Whitegate Business Park and the new employment area being created at Hollinwood junction.

THE SOUTH CHADDERTON OPPORTUNITY EXTENDS TO 10.8 ACRES (4.4 HECTARES) AND IS LOCATED IN THE CHADDERTON AREA OF OLDHAM, 3KM SOUTHEAST OF OLDHAM TOWN CENTRE.

**South Chadderton**  
10.8 ACRES (4.4 HECTARES)

HOLLINWOOD EMPLOYMENT DISTRICT

SOUTH CHADDERTON TRAM STOP

HOLLINWOOD TRAM STOP

MANCHESTER OUTER RINGROAD M60

Morrisons

ROCHDALE CANAL

A6104 SEMPLE WAY

WHITEGATE PRIMARY SCHOOL

A6104 HOLLINWOOD AVENUE

A663 BROADWAY

BUTTERWORTH LANE

# About South Chadderton

The site comprises vacant land which was formerly the South Chadderton Free School, Collective Spirit, which closed in 2017. Since this time, the site has remained vacant and the buildings demolished.

The site is generally flat with access gained by foot, bike or car off Butterworth Lane.

The site is bound to the North by residential properties, to the West by Whitegate Primary School and Butterworth Lane, and to the South by Hollinwood Avenue, residential properties, and a purpose-built office building. The East is bordered by Semple Way, the Rochdale canal and beyond this the M60.

# Amenities & Investment

THE SITE IS LOCATED IN CLOSE PROXIMITY TO LOCAL AMENITIES INCLUDING MORRISONS SUPERMARKET, LOCAL SHOPS AND A SERVICE STATION CONTAINING GREGGS AND COSTA COFFEE. COSTCO RETAIL STORE IS ALSO A SHORT DISTANCE AWAY.

The site is a short walk from Hollinwood tram stop and a cycle route runs along the nearby Rochdale Canal into Manchester Centre.

The site is located close to the established Broadway Business Park, Whitegate Business Park and Hollinwood Business District.

## SIGNIFICANT INVESTMENT & DEVELOPMENT AREAS

### 1 Hollinwood Junction

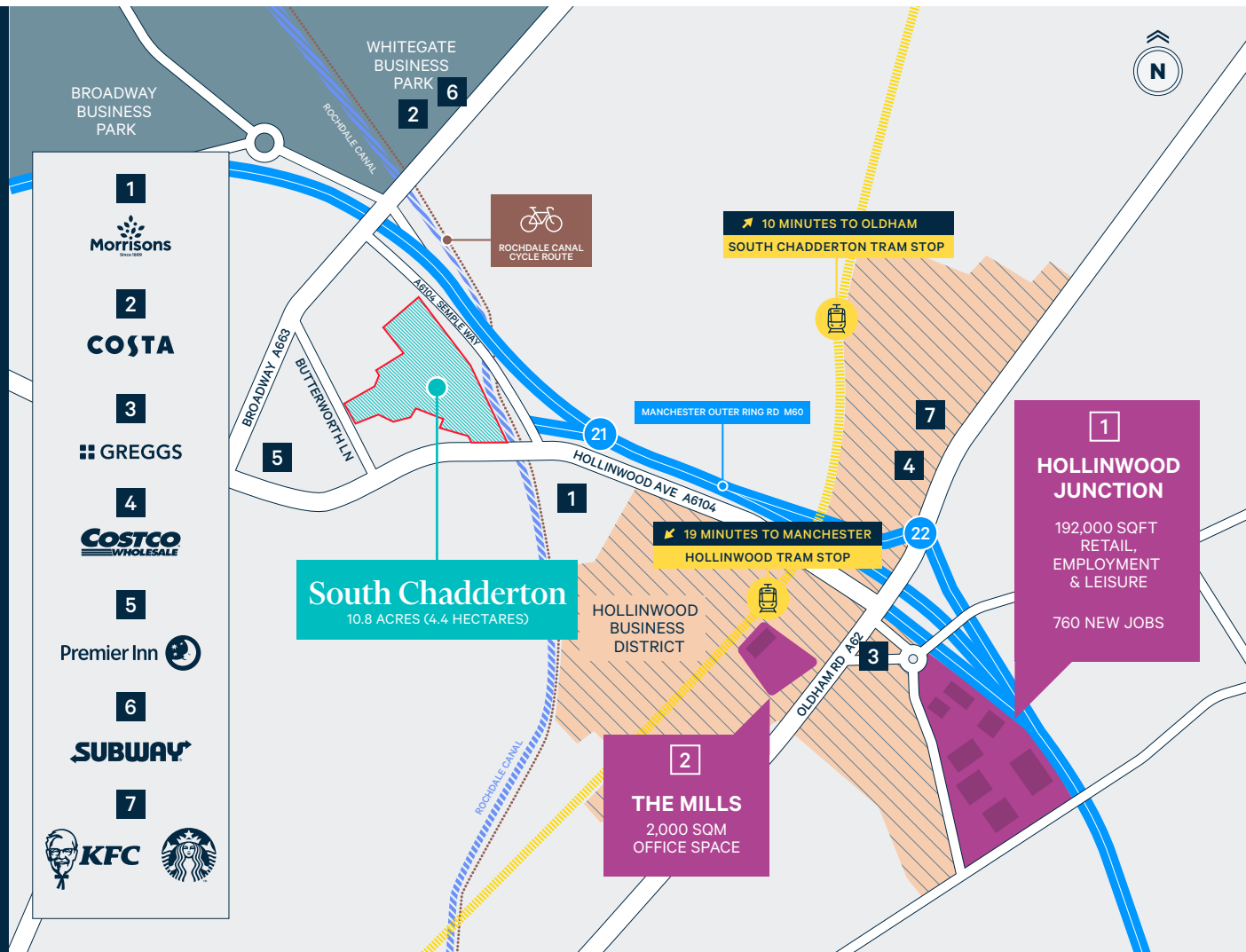
A new retail, leisure and employment development which is being marketed as Hollinwood Junction comprising 192,000 sq ft of floorspace over 7 buildings which will deliver over 760 new jobs. The scheme has planning approval.

View [www.langtreepp.co.uk/joint-ventures/hollinwood-junction](http://www.langtreepp.co.uk/joint-ventures/hollinwood-junction)

### 2 The Mills

A high-quality office development currently being at the Mills in Hollinwood, that will deliver a total of circa. 2,000 sqm of office space with first-class facilities.

View [www.the-mills.co.uk](http://www.the-mills.co.uk)





# Well Connected



## Car

### Oldham Town Centre

4km – 9 min

### Manchester City Centre

8km – 14 min

### Manchester Airport

29km – 22 min



## Metrolink

### Manchester Victoria

14 minutes

### Manchester Piccadilly

32 minutes

### Manchester Airport

50 minutes

### Oldham Town Centre

10 minutes



Oldham Town Centre Square



Tram from Oldham town Centre to Manchester City Centre



Alexandra Park located between South Chadderton and Oldham Town Centre





£285m  
INVESTED



2,000+  
NEW HOMES



1,000+  
NEW JOBS



24 acres  
REDEVELOPED

# Investment in Oldham Town Centre

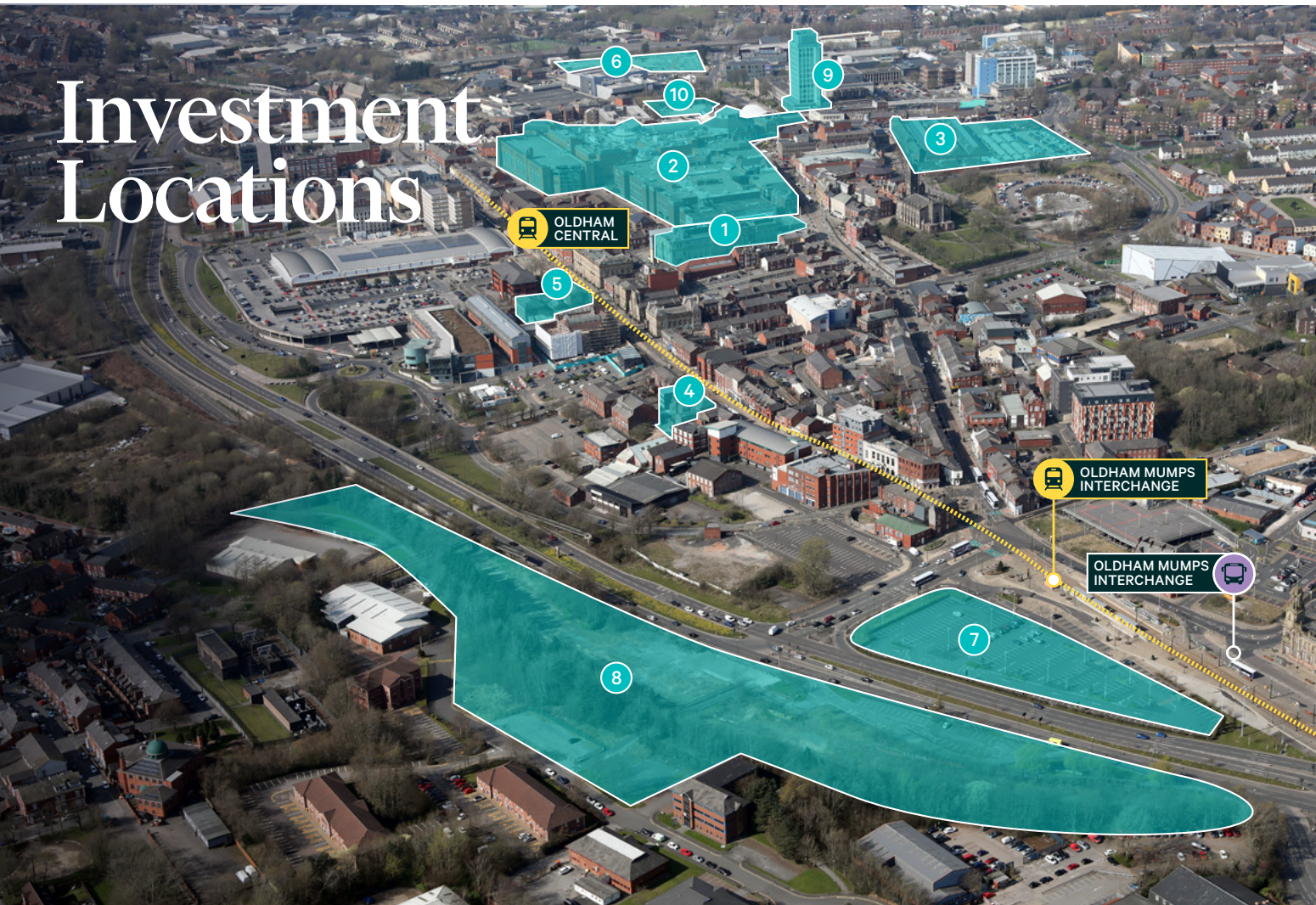
Future residents in South Chadderton will benefit from the new investment in Oldham town centre which is experiencing significant regeneration through Oldham Council's 'Creating a Better Place' strategy that provides a transformational investment programme of £285m of investment to develop:

- 2,000 new homes creating new communities right in the heart of Oldham;
- A new Spindles shopping centre;
- A newly relocated Tommyfield Market;
- The creation of a diverse culture, leisure and night time economy; and
- The creation of over 1,000 new jobs.
- Creation of a new linear park in the town centre

The regeneration investment programme has benefitted from £10.75m of Future High Street Grant Funding, £24.4m of Towns Funding, and £20m of Levelling Up Round 2 Funding.

In July 2023 Oldham Council appointed Muse Developments as their development partner for the Town Centre regeneration programme that will see the redevelopment of sites and new projects across 24 acres which will be delivered over the next 10 to 15 years.

# Investment Locations



- 1 Town Hall**  
 £37 million redevelopment into a 7 screen Odeon cinema and Egyptian room (food hall) conversion into a food and drink location which is now complete
- 2 Spindles Shopping Centre**  
 Comprehensive redevelopment of Spindles to create a new market (relocated from Tommyfield) , flexible office space, conference space, condensed retail, council office relocation and archive space
- 3 Redevelopment of the Tommyfield Market Hall**  
 Site redevelopment to create new homes and a new linear park
- 4 2 Bridge Street**  
 5 storey development of offices and 14 apartments
- 5 Former Quaker House**  
 Conversion of listed building to create performance space
- 6 Brian Clarke Church of England Academy**  
 New 1200-pupil free school which opened in 2022
- 7 Eastern Gateway Prince's Gate/Oldham Mumps Tram terminus**  
 Development Opportunity
- 8 Southlink**  
 New 3.5 hectare brownfield residential development opportunity site owned by the Council with potential for c.160 units
- 9 Civic Centre**  
 Earmarked for delivery of circa. 600 new homes
- 10 Former Magistrates Court**  
 Earmarked for delivery of circa. 225 new homes



Spindles Market Hall



Spindles Shopping Centre

# Planning

A Planning and Development Framework Document ('Document') has been prepared by Oldham Metropolitan Borough Council ('the Council') as landowners to guide the residential redevelopment of land at South Chadderton.

It has been prepared with due regard to adopted Development Plan policies and seeks to establish the site context, key planning considerations and a series of agreed design and development principles. The Document also summarises initial pre-application discussions that have been held with the Local Planning Authority ('LPA') and other key stakeholders.

A highly experienced project team was commissioned to undertake the following technical due diligence assessments to inform a concept masterplan, prepared by MPSL, that would, in principle and without prejudice to other material considerations, be acceptable to Oldham Council Planning Officers.

The planning and development framework and supporting information will be made available in the data room.

---

**Through this process it has been determined that there are no technical considerations that would preclude development of the site. All reports are available on request.**

**Whilst the Document will assist in guiding development at the site, it does not form part of Oldham's adopted Development Plan.**

---

Supporting Information	Author
01. Phase I Geo-Environmental Report	
02. Phase II Geo-Environmental Report	
03. Utilities Survey	
04. Sustainable Transport, Highways, Access and Parking incl. TRICS	CORA IHT
05. Ecological Constraints Plan	
06. Biodiversity Net Gain Briefing Note	
07. Tree Survey / Arboricultural Impact Assessment	
08. Topographic Survey	
09. Noise Initial Assessment	
10. Air Quality Initial Assessment	
11. Drainage Strategy and Flood Risk Overview	
12. Coal Mining Risk Assessment	

# Illustrative Masterplan



WHITEGATE END  
PRIMARY SCHOOL

An illustrative masterplan is presented on an indicative basis to demonstrate the type of accommodation and scale of development that could be delivered on the site.

## KEY

..... POTENTIAL PEDESTRIAN / CYCLE ROUTE

↔ POTENTIAL PEDESTRIAN / CYCLE LINKS

- - - - EXISTING PROWS

 MEWS HOUSES

 SEMI-DETACHED HOUSES

 DETACHED HOUSES

 TOWNHOUSES

Illustrative Masterplan created by





**South Chadderton**  
10.8 ACRES (4.4 HECTARES)

# Indicative Delivery Milestones

There are a number of indicative delivery milestones which the Council are seeking to meet as highlighted below.

---

## Indicative Delivery Milestones

- > **8th July 2024**  
Competitive marketing process commences
  - > **18th September 2024**  
Deadline for submissions
  - > **September 2024**  
Council approval for the selected developer
  - > **October 2024**  
Council enters into sale contract with the developer
-

# Selection Process & Timescales

---

## Further Information

The Council is under no obligation to accept the highest or any offer for the South Chadderton site.

The Council also reserves the right to vary or discontinue this marketing process at any time.

---



## Stage 1 Access to the Data Room Documents

All parties wishing to make a submission should express their interest to [will.atherton@cbre.com](mailto:will.atherton@cbre.com)

Access will then be provided to the data room which provides supporting information and the following documents:

1. Phase I Geo-Environmental Report
2. Phase II Geo-Environmental Report
3. Sustainable Transport, Highways, Access and Parking incl. TRICS
4. Ecological Constraints Plan
5. Tree Survey/ Arboricultural Impact Assessment
6. Topographic Survey
7. Noise Initial Assessment
8. Air Quality Initial Assessment
9. Utilities Survey
10. Drainage Strategy and Flood Risk Overview
11. Coal Mining Risk Assessment
12. Planning Framework



## Stage 2 Bid Submission Document

All parties are requested to complete the bid submission document which has the list of submission requirements including:

- > Details of proposed scheme to include indicative sketch scheme design;
- > Approach to affordable housing, proposed tenure mix and development schedule;
- > Approach to low/zero carbon and sustainable development strategy;
- > Approach to social value and local employment opportunities;
- > Proposed delivery programme including timescales for planning and development;
- > Detailed cost plan and viability assessment;
- > Details of any conditionality;
- > Offer price;
- > MD or Board approval process;
- > Proof of funding

---

**The deadline for final submissions is  
18th September 2024 at 13:00 PM**

# Contact

## UK DEVELOPMENT AND RESIDENTIAL

### Kieran McLaughlin

Head of UK Development and Residential

07921 941 364

Kieran.mclaughlin@cbre.com

### Will Atherton

Surveyor

07920 184 583

Will.atherton@cbre.com

## UK PLANNING AND DEVELOPMENT

### Ian Griffiths

Director

07766 362 686

Ian.griffiths@cbre.com

### Andrew Cadman

Surveyor

07826 916 888

Andrew.cadman@cbre.com



**Oldham**  
Council

**CBRE**

## Disclaimer: CBRE Limited, May 2024

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary outlined in red should be treated as for indicative purposes only and should not be construed as the actual site boundary 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.