



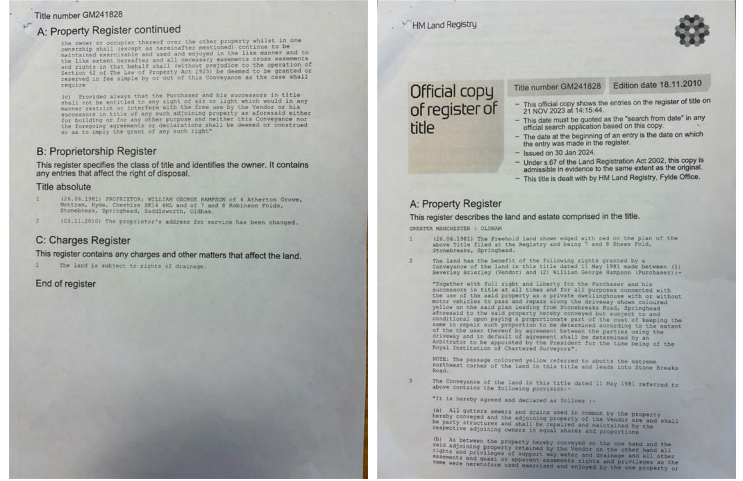
Shaws Fold Stone Breaks Road, Springhead, Oldham, OL4 4DA
Offers Over £30,000

Freehold parcel of land at 7 & 8 Shaws Fold, Stonebreaks Road, Springhead, Oldham, is offered for sale inviting OFFERS OVER £30,000. The land is approximately a quarter of an acre. The site is accessed from Stonebreaks Road via a right of Conveyance as described in the Land Registry title. We are informed by the vendors that this parcel of land was purchased in 1981 and at the time there was a substantial 3 storey dwelling on the site which collapsed during renovations. The footings of the building remain on the site. Planning permission was granted, circa 1982 to match the original dwelling which is assumed to have lapsed. Enquiries would have to be made with Oldham Planning Department in regard to any future development of the site.

PHOTOGRAPH OF THE LAND



LAND REGISTRY TITLE



VIEW



DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.

VIEW



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 