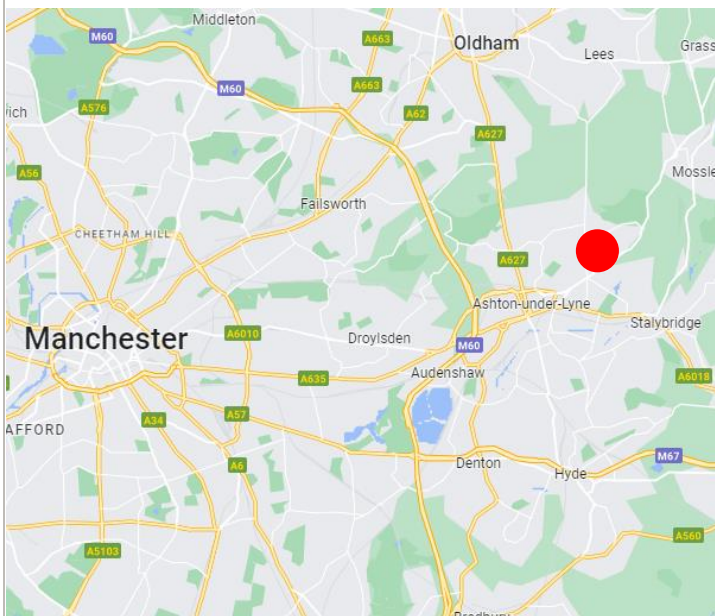


LAND AT PALACE ROAD, ASHTON-UNDER-LYNE

Site Disposal Brief

Palace Road, Ashton-Under-Lyne, OL6 8HL

October 2023



OVERVIEW

- The site is owned by Tameside Metropolitan Borough Council.
- Located at Palace Road in Ashton-Under-Lyne.
- Comprises a parcel of cleared land extending to approx. 1.38 acres.
- Suitable for residential development – subject to planning.
- Tameside MBC are inviting offers **conditional on planning only**.
- The deadline for bids is **midday on Friday 8th December 2023**.
- Bids and tender submission documents are to be sent in sealed envelopes to **Roger Hannah, Century Buildings, 14 St Mary's Parsonage, Manchester M3 2DF**.
- The sealed envelopes should not provide any indication as to the identity of the bidder.

LAND AT PALACE ROAD, ASHTON-UNDER-LYNE

Site Disposal Brief



LOCATION	<ul style="list-style-type: none"> • Located to the south of Palace Road in Ashton-Under-Lyne. • Approx. 1 mile to the north east of Ashton-Under-Lyne town centre; and 8 miles to the north east of Manchester. • Access to the site is established from Palace Road to the northern border.
TRANSPORT	<ul style="list-style-type: none"> • Ashton-Under-Lyne benefits from excellent transport connections. • Ashton-Under-Lyne train station is located approx. 1 mile to the south west, providing regular services to Manchester Victoria (9-minute journey time). • Ashton-Under-Lyne Metrolink station is located approx. 1.5 miles to the south west, providing regular services to Manchester city centre (38-minute journey time). • Regular bus services available from Queens Road – approx. 200 metres to the west. • Junction 23 of the M60 motorway is within a 10 minute drive of the site.
LOCAL AMENITIES	<ul style="list-style-type: none"> • The site is within close proximity to all of Ashton-Under-Lyne’s amenities – including shops, restaurants and pubs / bars. • Tesco, Sainsbury’s, Asda and Lidl all within a two mile radius. • 3 x Ofsted ‘Outstanding’ and 17 x Ofsted ‘Good’ schools within a one mile radius.
THE SITE	<ul style="list-style-type: none"> • The site currently comprises cleared land. • The gross site area is approx. 1.38 acres. • A number of properties situated at 61-83 Palace Road are utilising the Council’s land edged red for vehicular access to the rear gardens / in order to provide off road car parking. The Council is not aware of any formal agreement for this activity albeit, it is understood that several residents have utilised the Council’s land as a right of way for a number of years. The Council would welcome any design which allows residents to continue to enjoy vehicular access into the rear gardens were possible. • Any scheme design should also take account of the footpath that runs between Waterloo Gardens and the subject land • Sketch proposals undertaken by Tameside MBC have indicated capacity for densities between 11 to 25 units.
PLANNING	<ul style="list-style-type: none"> • The site is currently allocated as Protected Green Space under the Tameside MBC UDP. • Notwithstanding this, Tameside MBC’s intention is to dispose of the site for residential development.
SURVEYS	<ul style="list-style-type: none"> • A full technical pack is available, based on which we are seeking true NET offers, including: <ul style="list-style-type: none"> – Ground investigation – Highways Plan – Site Plans – Technical Due Diligence Report – Topographical Survey • Access to the data room is available upon request.

LAND AT PALACE ROAD, ASHTON-UNDER-LYNE

Site Disposal Brief



MARKETING PROCESS	<ul style="list-style-type: none">• We are marketing the property in line with the principles of the Local Government Act 1972.• Tameside MBC are seeking offers conditional only upon achieving planning.• The document contained at Appendix II sets out the terms on which Tameside MBC wish to dispose of the site with a Tender Submission document to be returned.• Tenders are to be returned to the Roger Hannah in a sealed envelope.• This is an informal tender process, and we reserve the right to not accept the highest price.			
OFFERS	<ul style="list-style-type: none">• Bids are invited as follows along with the required supporting information:<ol style="list-style-type: none">1) Nets offers sought – i.e. net of abnormal costs, affordable housing and Section 1062) Conditional on planning only.3) Proposed development layout4) Confirmation of the purchasing entity and funding position5) Timings – proposed timescale for both exchange and completion6) Level of deposit and whether refundable or non-refundable7) Solicitor’s detail			
TIMESCALES	<ul style="list-style-type: none">• The deadline for bids is <u>midday on Friday 8th December 2023.</u>• Bids and tender submission documents are to be sent in sealed envelopes to <u>Roger Hannah, Century Buildings, 14 St Mary's Parsonage, Manchester M3 2DF.</u>• The tender submission document is contained at Appendix II and within the dataroom.• The sealed envelopes should not provide any indication as to the identity of the bidder.• For further information, contact Mike Coulter and Tom McDonald on the details below:			
	<table border="1"><tr><td>Tom McDonald</td><td>07738 125 824</td><td>tommcdonald@roger-hannah.co.uk</td></tr></table>	Tom McDonald	07738 125 824	tommcdonald@roger-hannah.co.uk
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Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991.
These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Regulated by RICS

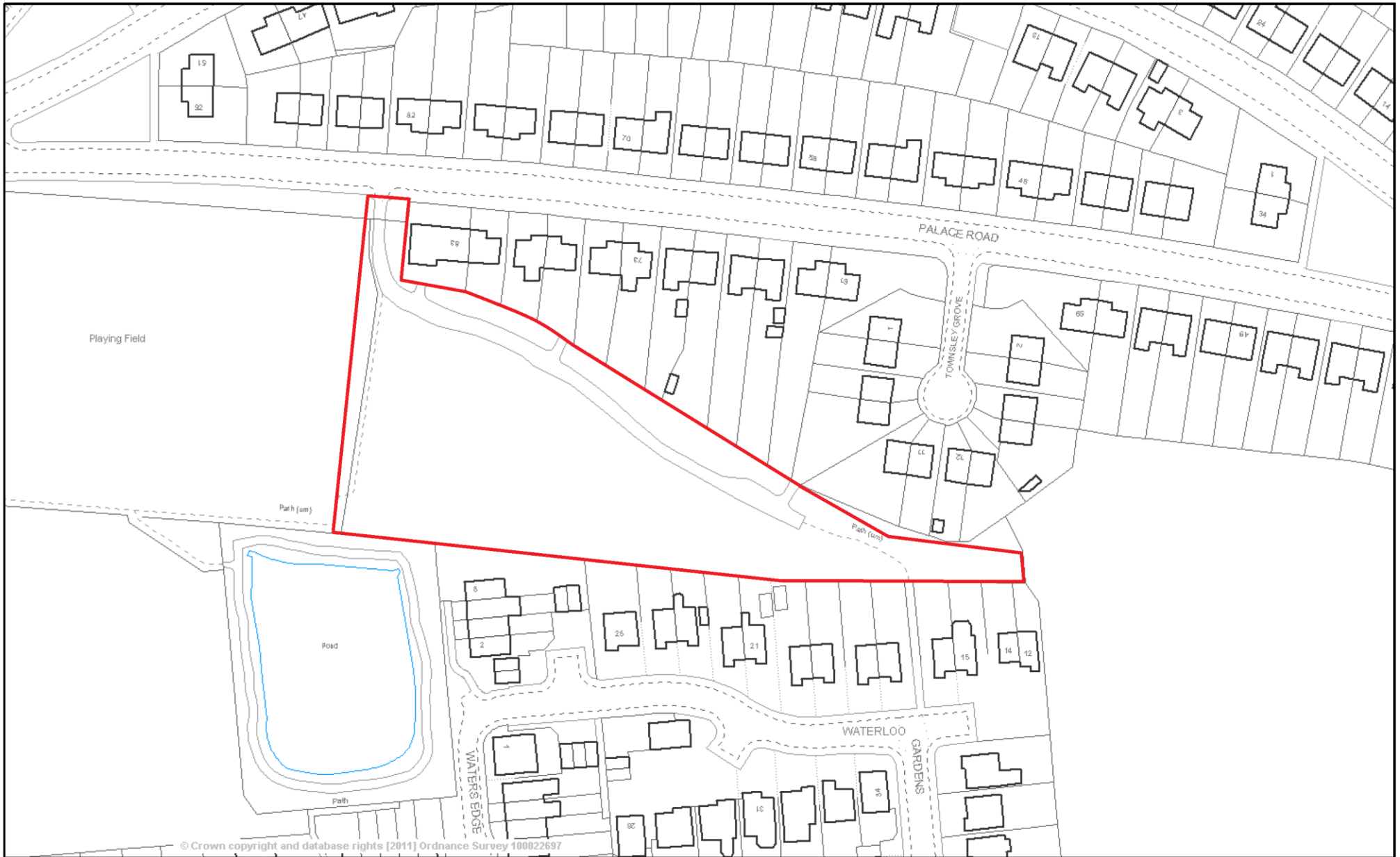
LAND AT PALACE ROAD, ASHTON-UNDER-LYNE

Site Disposal Brief



Appendix I – Site Plan

Land at Palace Road, Ashton-under-Lyne



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Scale 1/1250

Centre = 395182 E 400144 N

Date 14/3/2023

LAND AT PALACE ROAD, ASHTON-UNDER-LYNE

Site Disposal Brief



Appendix II – Proposed Sale Heads of Terms

**HEADS OF TERMS
LAND ADJOINING PALACE ROAD,
ASHTON-UNDER-LYNE,
OL6 8HL**

Tender

1. The Council is seeking offers in respect to the land to the rear of 61-83 (odd) Palace Road - as shown edged red on the attached plan - by way of an informal tender.
2. In support of the tender exercise, the Council is happy to make a number of documents available as part of sales pack that might assist interested parties. The sales pack would include a number of intrusive surveys (including site investigations, topographical surveys etc.).
3. Tenders are to be returned to Roger Hannah, Century Buildings, 14 St. Mary's Parsonage, Manchester, M3 2DF in a sealed envelope by the agreed closing date in order for them to be considered.
4. Any offers made should reflect the following terms and conditions;

Terms

5. The Council to enter into a conditional contract with the purchaser in respect to the area of land shown edged red on the attached plan.
6. Contracts must be exchanged within 3 months of heads of terms being agreed, Council approval being in place and solicitors being instructed. In the event that contracts are not exchanged within the timescales stipulated then, the offer to sell the land would be rescinded.
7. A deposit equating to 10% of the purchase price would become payable upon entering into the conditional contract.
8. The contract would be conditional upon the purchaser securing an acceptable planning permission for a scheme, which has previously been approved by the Council in its capacity as landowner. For the Council to accept a planning application, it must reflect the agreed design considerations set out in paragraphs 17-19.
9. It would not be possible to assign the contract to another party.
10. The purchaser would have a maximum period of 12 months in which to satisfy the conditions of the contract (i.e. secure an acceptable planning permission). This timescale would not be amended and therefore, in the event that the conditions are not satisfied during this 12-month period then, either party would have the ability to serve a 28-day period of notice in which to terminate the agreement.
11. In the event that a planning application has been refused but is subject to an ongoing appeal, the contract would be extended to a period 28 days after the outcome of the appeal. This would be subject to an absolute long-stop of 18 months. This timescale would not be amended.
12. The Council (as landowner) would expect the planning application to be planning policy compliant.
13. Following the receipt of planning permission, the purchaser would have a period of 28 days in which to complete the purchase of the property. The balance purchase monies would become payable at this time.
14. In the event that the development is not completed within 24 months of the sale being completed then, the Council would have the ability re-purchase the asset, or nominate another party to purchase the asset, at the initial purchase price.

General

15. The purchaser would be liable for the Council's legal and surveyors fees in completing the subject legal documentation. Legal and surveyors fees would equate to 3% of the

sale price. These fees are non-returnable and would become payable upon instructing legal representatives.

16. Any other terms and conditions, as typical for agreements of this nature, to be included by the Council's legal advisers.

Design

17. Until recent months, the adjoining football pitch has not been marked out or used for formal team sports. As future demand for the football pitch is unclear, the Council would like to retain the ability to utilise the proposed access into the subject area of land for potential access into the football pitch site should this area of land become available for development at a point in the future. The Council would be flexible in terms of how this access is delivered – whether any adoption runs directly up to the boundary with the Council's retained land or, the Authority have the ability to acquire any strips of land which separate the adopted highway and the Council's retained land for a nominal sum etc.
18. The purchaser would be responsible for remarking the football pitch and re-siting the goal posts in an alternative position on the Council's retained land, in accordance with the requirements of the Council's Operations and Greenspace service.
19. A number of properties situated at 61-83 (odd) Palace Road are utilising the Council's land edged red for vehicular access to the rear gardens / in order to provide off road car parking. The Council is not aware of any formal agreement for this activity albeit, it is understood that several residents have utilised the Council's land as a right of way for a number of years. The Council would welcome any design which allows residents to continue to enjoy vehicular access into the rear gardens were possible.

LAND AT PALACE ROAD, ASHTON-UNDER-LYNE

Site Disposal Brief



Appendix III – Tender Submission Document

TENDER SUBMISSION – LAND AT PALACE ROAD, ASHTON-UNDER-LYNE

1. Please confirm the proposed purchase price.

2. Name of Purchaser and contact details (registered address, telephone number and email address as a minimum).

3. Please provide details of the proposed works together with an indicative programme of works. Please note that, following exchange of contracts, the purchaser would be obliged to obtain planning permission for a scheme within a maximum of 12 months and following completion of the purchase, develop the scheme in accordance with the agreed planning permission within a maximum 24 month period.

4. Please provide proof of funds demonstrating the ability to fund the proposed purchase price (offered under section 1) and the proposed works (detailed in section 3).

5. Please provide details of the proposed use of the property.

6. Please provide details of any relevant experience.

7. Please provide two references and an overview of what services you have been provided to the referees so the Council can determine your suitability for carrying out the project.

8. Please provide contact details for your solicitor (if appointed).

Bids are to be posted to Roger Hannah's offices at Century Buildings, 14 St. Mary's Parsonage, Manchester, M3 2DF in a sealed and taped envelope. The envelope should be clearly marked, 'Land at Palace Road – Informal Tender Return' and should not provide any indication as to the identity of the bidder. Bids should be submitted by **12 noon** on the closing date of **Friday 8 December 2023** and any bids submitted after this time may not be accepted.