

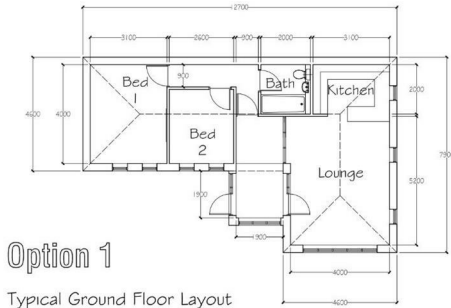


Typical Front Elevation Plot 2
SCALE 1:100

Building Plot, Albert Street, Lees, Oldham, OL4 5DG
Offers In The Region Of £150,000

Freehold development site on Albert Street, Lees with planning permission under application number FUL/350279/22 for 2 no, 2 bedroom, detached bungalows. The properties will 66.44 square metres/715 square feet on site extending to circa 590.5 square metres close to the Village Centre. The properties will comprise hall, lounge, kitchen, two bedrooms, bathroom & WC and off road parking.

FLOOR PLAN



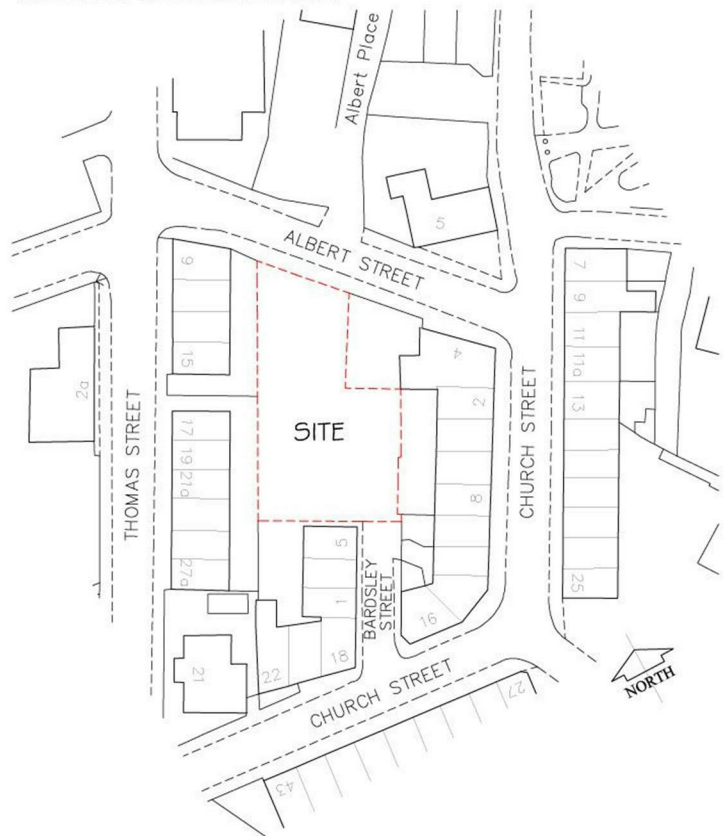
Option 1

Typical Ground Floor Layout
SCALE 1 : 100

Internal floor area 66.44 sq m (715 sq ft)

SITE LAYOUT

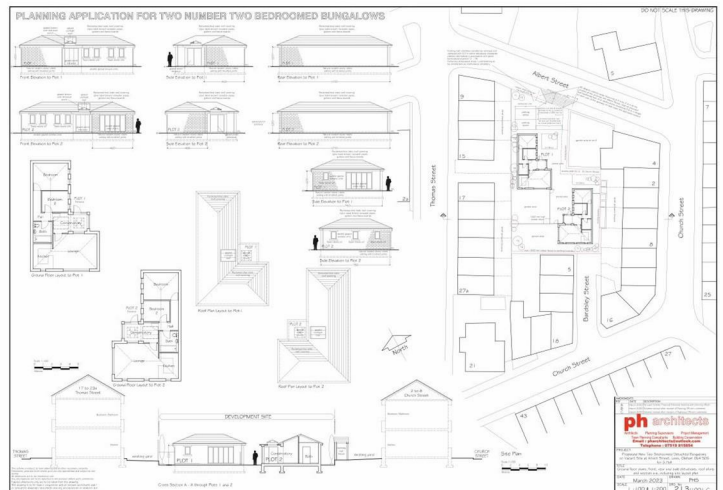
SITE LOCATION PLAN



Vacant Development Site
Albert Street, Lees, Oldham
Scale : 1 : 500
Drwg No. 2539 / AL / 300 I

PETER HARRISON ARCHITECTS
90A High Street
Lees
Oldham
OL4 5AA
TEL : 0161 785 9045

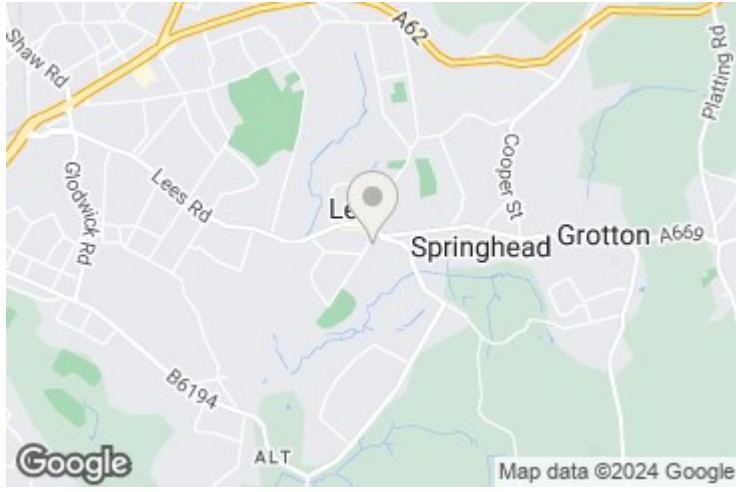
DESIGN



DISCLAIMER -

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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.



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 