



**Site Occupied by Garages
Rochdale Road East, Heywood**

Site Occupied by Let Garages

Rochdale Road East, Heywood, OL10 1RL

Garage site extending to approx. 0.23 acres (0.1 ha)

Guide Price: £75,000

DESCRIPTION

An interesting opportunity to purchase a site with existing garages with an annual ground rent in the region of £3,200. The site will be sold with all garage licence holders and all licences will be transferred to the new owner.

The site may be of interest to investors or developers looking to acquire land for their own portfolio and details of the proposed overage is below.

SERVICES AND ACCESS

There are no services to the site. Access is permitted between the two terraces directly off the A58 Rochdale Road East.

WHAT3WORDS

[///robe.shiny.pine](#)

OVERAGE

The land is sold subject to an overage clause for any future development including residential or commercial use. The Vendor and their successors shall be entitled to 50% uplift in value generated from the grant of planning permission for a period of 25 years from the date of this sale.

TENURE

The land is held freehold and the garage plots are let on annual basis ending 31st March each year. All garage structures are the responsibility of each occupant and are NOT included within the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not.

VIEWING

Interested parties are asked to register their interest with the agent prior to viewing the site and then to do so at their own risk in daylight hours once in receipt of a copy of these particulars.

OFFERS & ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or raise any queries, please speak to David Claxton on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

Details prepared: July 2026



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. **GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.