Oldham is a metropolitan borough of Greater Manchester located in the North East of the Manchester City Region. With its close proximity to the M60 and M62 motorways Oldham provides easy and efficient access to national markets.
Manchester Airport is only a 20 minute drive from Oldham.
The borough has a population of 224,900. The total population within a 30 minute drive time from Oldham town centre is 2.7 million.
Hollinwood Junction is located at Junction 22 of the M60. The A62 provides direct access into Oldham Town Centre and Manchester City Centre. Metrolink trams run every 12 minutes to Manchester city centre and beyond.

**Travel Times**
- Manchester City Centre - 6 miles, 15 mins
- Manchester International Airport - 17 miles, 25 mins
- M6 motorway - 26 miles, 35 mins
- M62 motorway - 4 miles, 5 mins
- Liverpool - 40 miles, 50 mins
- Leeds - 36 miles, 45 mins
Location

- One and a half miles to the South West of Oldham Town Centre on the main route into Manchester, Oldham Road (A62) and Junction 22 of the M60. The M62 is just two miles to the North with Hollinwood Metrolink station and park and ride facility at the Junction, due to open Summer 2012.

- **Site Size:** 15 acres of purely Council owned land, plus other Private Sector led opportunities.

- **Site Condition:** Vacant cleared unencumbered site, suitable for immediate development (subject to detailed planning consent).

- **Key Land Ownerships:** Oldham Council through an SPA with Langtree Plc and other key private Sector land owners, via The Hollinwood Partnership.
Drive Time Catchment

The population figures associated with the catchment areas are:

<table>
<thead>
<tr>
<th>Catchment area</th>
<th>Population</th>
<th>% of Oldham Town Centre Income Captured From Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary (darkest area)</td>
<td>179,605</td>
<td>50</td>
</tr>
<tr>
<td>Secondary (purple area)</td>
<td>338,635</td>
<td>75 (Secondary+Primary)</td>
</tr>
<tr>
<td>Tertiary (grey area)</td>
<td>773,415</td>
<td>95 (Tertiary+Secondary+Primary)</td>
</tr>
</tbody>
</table>

The population within Oldham town centre’s principal retail catchment area (which consists of the Primary and Secondary areas combined) is over half a million (518,240).

The available spend within the principal retail catchment area for Oldham town centre is estimated to be £2.36 billion.

Note: % income captured is a combined figure.
Mixed use masterplan including Employment, Leisure, Retail and Residential Uses.

Creates a destination Retail/Leisure development at a highly accessible location.

Key sites linked by a high quality ‘boulevard’ route along Albert Street to J22 and to the Metrolink.

Improved links to the consented development off Manchester Street, leading to the Metro.

The masterplan is anchored by a major retail/leisure building with associated retail/leisure uses and includes varying scales of B1 office development together with B1/B2/ Employment. The N/S spine links to the former Oasis Academy site which is proposed for a mix of education, employment and residential development incorporating a commercial frontage to Roman Road and a small local park.
Further Details

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