

## Oldham Council

### Strategic Investment Framework Refresh and Sector Requirements Review

#### Summary Report

## 1 Introduction

This summary report provides a summary of the Oldham Strategic Investment Framework (SIF) refresh and sector requirements review study, carried out by AMION Consulting and Keppie Massie. It draws together the results of the previous stages:

- **Stage 1** – a review of priority sectors for Oldham, reflecting changes in strategic objectives at the national and Greater Manchester levels and updated socio-economic data; and
- **Stage 2** – a review of the land and property requirements for each sector mapped against key employment sites within the Borough.

This report should be read in conjunction with the Stage 1 and 2 Reports, as well as the 2016 SIF.

## 2 Oldham Strategic Investment Framework

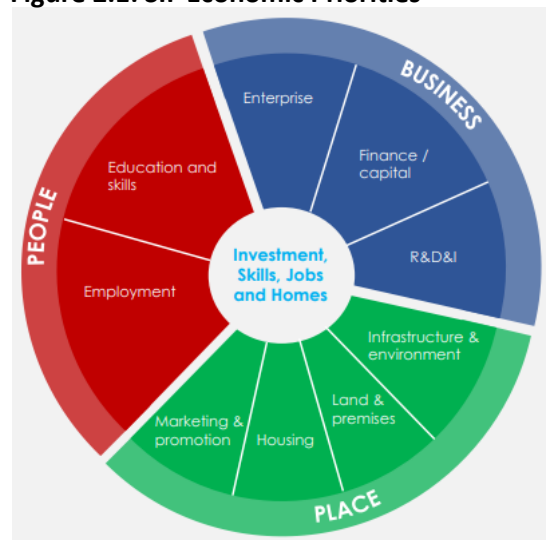
The Oldham SIF was prepared in 2016 and sets out the Council’s economic and investment aspirations within the context of an ambitious vision, aims and objectives, and key priorities, based on an assessment of the area’s economic performance and prospects and the identification of key priority sectors.

*“The vision for Oldham is that it will be a key economic contributor to Greater Manchester, providing a place where business and enterprise can thrive and where people will want to live, visit and work. It will also be a place where every resident is enabled to contribute to and benefit from the continued growth of the city region.”*

Based on a detailed baseline analysis, the 2016 SIF identified nine economic priorities under the broad themes of business, people and place, with specific actions outlined under each priority area. In addition, based on a review of local strengths and strategic opportunities, it outlined specific measures to support a number of key priority sectors:

- manufacturing / high-tech industries;
- logistics;
- construction and property;
- health and social care;
- retail, leisure and hospitality; and
- professional and business support services.

**Figure 2.1: SIF Economic Priorities**



### 3 SIF Refresh

Since publication of the SIF in 2016, there have been changes in the local and wider sub-regional economy, with consequent impacts on the local property market. In parallel, there have been substantial changes in the national policy agenda, for example, through the introduction of the UK Industrial Strategy (and subsequent development of the Industrial Strategy for Greater Manchester).

Further work and analysis by the Greater Manchester Combined Authority (GMCA), particularly through New Economy, has also informed the preparation of the draft Greater Manchester Spatial Framework (GMSF), the sub-regional plan for homes, jobs and the environment.

Within this context, the refresh of the SIF has been commissioned with a particular focus on sector requirements and implications for the supply of sites and premises within Oldham. It recognises that the Council has a critical role to play in ensuring that an appropriate mix and quality of premises is planned to meet the requirements of businesses with ambitious growth targets.

Reflecting this context, the SIF refresh has been carried out in two stages:

- **Stage 1** – an analysis of priority sectors within Oldham based on a range of factors including contribution to jobs and Gross Value Added (GVA), growth potential and competitive advantage; and
- **Stage 2** – a review of sites and premises to assess the suitability of existing provision to meet sector growth requirements.

This report sets out a brief summary the key findings of the previous stages. Based on this foundation, it outlines key steps to ensure that the SIF and associated actions inform ongoing investment and transformation within the Borough.

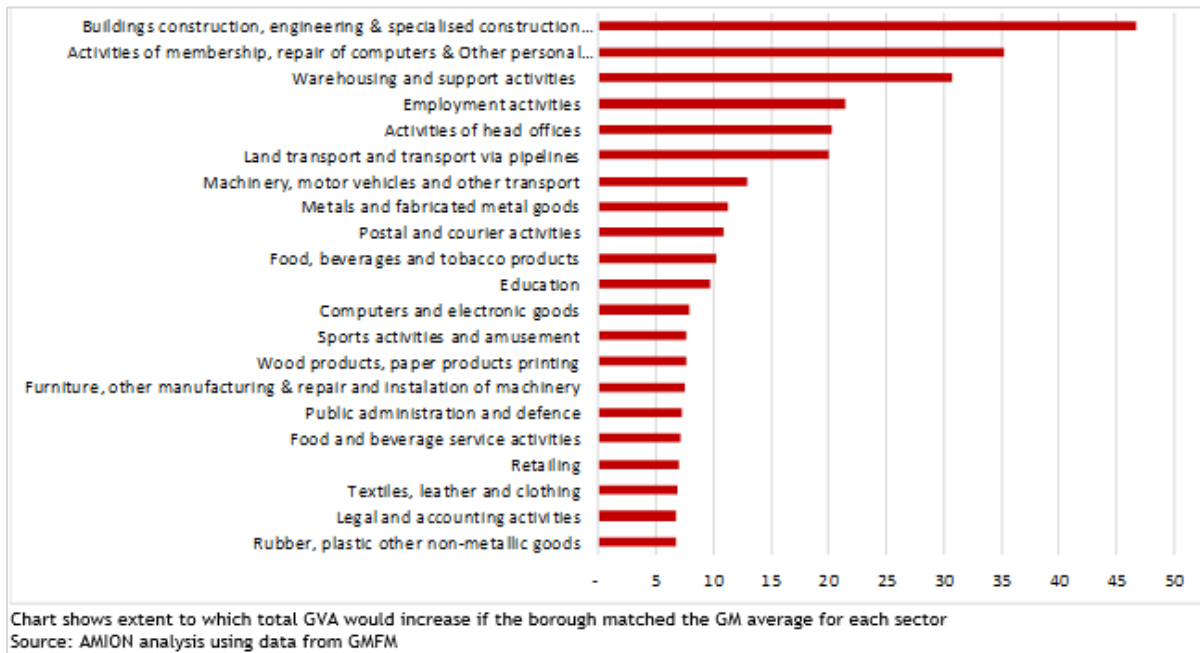
### 4 Stage 1: Oldham Priority Sector Review

The Stage 1 report was prepared having regard to strategic policy and analysis at the national and sub-regional levels. At the national level, the strategic focus under the Industrial Strategy (2016) remains raising levels of productivity, reflecting the relatively low performance of the UK on this measure of economic activity.

This focus is carried through into sub-regional policy, particularly within the GM Local Industrial Strategy (LIS). Analysis underpinning the production of the LIS highlighted the need to ensure that improvements in productivity at the sub-regional level extended from high value sectors (including financial and professional services, manufacturing, digital and innovation) to predominantly local service sectors (retail, food/drink, social care and so on) which account for two-thirds of employment. Based on this, alongside higher-value activities, a number of 'foundational' sectors have been prioritised at the sub-regional level.

Based on an updated baseline analysis, the Stage 1 assessment identifies a number of local priorities and challenges that need to be addressed. Overall, it shows that while there has been generally a positive movement in key economic indicators (in relation to employment rates, GVA per head and job density), Oldham continues to under-perform relative to the Greater Manchester position. Alongside significant pockets of worklessness, the underperformance of the Borough can - to a significant degree - be attributed to the low value nature of indigenous business activities. The analysis indicates that, if the average GVA per head was the same as the GM average, Oldham's economy would be around 40% larger. Underperformance stems from low productivity in key sectors and a relatively low job density, with a small working age population and low employment rate also contributory factors. The extent of Oldham's 'missing GVA' is shown in Figure 4.1, which highlights the level of uplift that would be expected if local productivity (based on GVA per employee) were consistent with the average for Greater Manchester.

Figure 4.1: Sectors contributing to 'missing GVA due to productivity deficit.



As part of the Stage 1 study, an Assessment Framework was applied that scored sectors based on performance (based on GMFM projections over the period to 2036) in relation to key criteria:

- contribution to employment;
- contribution to GVA;
- productivity contribution;
- GVA growth potential;
- employment growth potential; and
- competitive advantage.

Consistent with the approach advocated within the LIS, the review identified both 'high-value' sectors, which have the potential to generate high value-added activity and other 'important (foundational)' sectors that contribute to current GVA and employment opportunities. Based on scoring under the identified criteria, Oldham has a potential competitive advantage in a number of key sectors which provide the potential to support significant further employment and GVA growth provided that the capacity to accommodate and support appropriate investment is available. The priority sectors identified are:

- **Construction** – significant contribution to employment and GVA and large future growth potential;
- **Health and social care** – significant contribution to employment and GVA; large future growth potential and existing competitive advantage;
- **Digital industries** – significant contribution to GVA; high value added and large future growth potential;
- **Business and professional services** – significant contribution to employment and GVA and large future growth potential;
- **Manufacturing sub-sectors (textiles, machinery and motor vehicles, computers and electronic goods etc)** – existing competitive advantage and high value added;

- **Logistics (warehousing and support)** – significant contribution to employment and GVA and existing competitive advantage.

These sectors form the basis for the review of sites and premises in the Stage 2 Study.

## 5 Stage 2: Sector Requirements Review

The second stage of the study comprises a review of Oldham’s priority employment sector requirements for land and premises. The review has been prepared to identify and appraise the suitability of employment space and development sites, having regard to the needs of key sectors. It is noted that the town centre was not within the scope of the review. As part of the on-going Oldham Town Centre Masterplan work, a separate study has looked at the Oldham Town Centre Office Market Review, to understand the future office market potential of the Town Centre.

The sector requirements review focused on sites designated as Business and Employment Areas and Saddleworth Employment Area’s in the current Local Plan, identified by the Council as having the potential to contribute to meeting the requirements of achieving sustainable future growth. In total, some 23 employment sites were identified. Based on an initial sifting exercise, 15 sites were deemed to potentially meet the requirements of one or more of the identified sectors at a strategic level.

Based on a review of the market at a sub-regional level, Oldham is not considered to be currently performing on a competitive basis, particularly when compared with Manchester City Centre, South Manchester and the Quays areas. These established zones have enjoyed strong growth, based in part upon the availability of good quality, modern premises. Oldham does not currently offer a competitive volume of modern premises to achieve similar output.

The sifting assessment was based upon an initial analysis of the following principal criteria, with a more detailed appraisal undertaken as part of a second stage assessment:

- **Accessibility/Special Location** – with reference to both road network and public transport linkages.
- **Internal Environment** – those sites which are flat and regular-shaped will generally be considered more suitable.
- **External Environment** – a site close to land uses which are similar to, or compatible with, its proposed employment use, with good visual quality of the surroundings, freedom from noise, proximity to facilities and availability and speed of broadband connectivity may all contribute to a good external environment.
- **Local Opportunities** – reflecting both positive and negative local factors.
- **Constraints** – potential obstacles to new or continued uses. Across all sectors, those which offer immediate capability and use are preferable above those which have limiting factors.
- **Occupational Viability** – the nature of existing accommodation and perceptions within the market.

A more detailed review of each of the sites in the second stage analysis was carried out to provide a holistic review of the existing property stock and future opportunities. A scoring system was implemented for the assessment criteria, with each of the sub-sectors of the assessment criteria being scored from 1 to 5. Within the scoring, 1 was considered to be very poor and 5 was considered to be excellent. The scoring had regard to the expected requirements of businesses operating within each specific sector.

The results summarised in Table 5.1 identify potentially suitable sites for each of the specified sectors. Each site was identified as being potentially suitable as a focus for future investment in at least one of

the specified sectors. Two sites (Hollinwood Business Park and Greengate/Broadgate) were identified as potentially suitable for all sectors.

**Table 5.1: Overview of site suitability for identified priority sectors**

|                                    | Construction | Health and Social Care | Digital Industries | Business/ Professional Services | Manufacturing | Logistics |
|------------------------------------|--------------|------------------------|--------------------|---------------------------------|---------------|-----------|
| Hollinwood Business District (HBD) |              |                        |                    |                                 |               |           |
| Chadderton Technology Park (CTP)   |              |                        |                    |                                 |               |           |
| Foxdenton (FD)                     |              |                        |                    |                                 |               |           |
| Greengate/Broadgate (BEA3)         |              |                        |                    |                                 |               |           |
| Busk (BEA4)                        |              |                        |                    |                                 |               |           |
| Primrose Bank (BEA5)               |              |                        |                    |                                 |               |           |
| Hathershaw (BEA6)                  |              |                        |                    |                                 |               |           |
| Higginshaw (BEA7)                  |              |                        |                    |                                 |               |           |
| Shaw Road (BEA8)                   |              |                        |                    |                                 |               |           |
| Shaw (BEA9)                        |              |                        |                    |                                 |               |           |
| Greenacres (BEA10)                 |              |                        |                    |                                 |               |           |
| Waterside Mill (SEA5)              |              |                        |                    |                                 |               |           |
| Delph New Road (SEA6)              |              |                        |                    |                                 |               |           |
| Valley Mills (SEA7)                |              |                        |                    |                                 |               |           |
| Greenbridge Lane (SEA10)           |              |                        |                    |                                 |               |           |

The analysis identified a number of top scoring sites that were assessed as providing the most suitable offer reflecting the requirements of each sector (Table 5.2).

**Table 5.2: Top scoring sites by sector**

|                                  | Priority Site 1 | Priority Site 2     | Priority Site 3     |
|----------------------------------|-----------------|---------------------|---------------------|
| Construction                     | Higginshaw      | Primrose Bank       | Hathershaw          |
| Health and social care           | Busk            | Hollinwood          | Greengate/Broadgate |
| Digital industries               | Hollinwood      | Greengate/Broadgate | Foxdenton           |
| Business & Professional Services | Hollinwood      | Greengate/Broadgate | Foxdenton           |
| Manufacturing                    | Higginshaw      | Shaw Road           | Hathershaw          |
| Logistics                        | Hollinwood      | Shaw                | Greengate/Broadgate |

As highlighted in Table 5.2, a number of sites have been identified as one of the top scoring locations for a range of sectors. In particular, this includes:

- **Hollinwood Business Park** – an established strategic employment area benefiting from good access to the motorway network and currently accommodating a range of industrial and office uses, which is being actively promoted for further development; and

- **Greengate/Broadgate** – an established mixed employment area with direct access to the M60. The area is extensively developed, with limited availability of vacant land at the western edge of the site.

In addition to these sites, Foxdenton has been identified as a potentially suitable and attractive location for digital, business and professional service activities, which would be sympathetic to the residential-led development of the wider site. It is envisaged that Foxdenton and the other sites identified as suitable for office uses will compete with future proposed provision within Oldham Town Centre. While the Town Centre is expected to remain an important focus for civic functions and related business services, further consideration should be given to the positioning of alternative locations, supported by appropriate mechanisms for targeted marketing and alignment with established support mechanisms. For example, Foxdenton represents an accessible development opportunity, while established business centres (within former mill complexes) could be further developed as communities for the indigenous business base.

Sites at Higginshaw and Hathershaw have been identified as suitable for construction and manufacturing activities. These sites are long established and fulfil an important local function, providing affordable and flexible accommodation with high levels of occupancy.

Overall, the assessment identified a shortfall in the availability of suitable development sites. Across the 15 shortlisted sites, three have the greatest potential for strategic development - Foxdenton, Hollinwood, and Greengate/ Broadgate – which offer in the order of 135 acres. Given that these sites have been assessed as suitable for key priority sectors, it is recommended that they should be prioritised. The availability of development land within the three sites provides opportunity to contribute towards the Borough’s sustained growth, with a higher output and increase sub-regional competitiveness levels within the specified priority sectors.

## 6 Conclusion

The purpose of producing an update of Oldham’s Strategic Investment Framework (SIF) and a review of Oldham’s specified employment sector requirements has been to assist in the identification and suitability of employment space in order to meet the Borough’s ambitions and requirements of achieving sustainable economic and productivity growth in the future.

The evidence shows that while the Borough has experienced growth, it continues to lag behind the sub-regional average for key measures of economic performance including job density and productivity. Overall, it identifies an output gap for Oldham of approximately £1.4 billion in comparison to the Greater Manchester average. It is, therefore, vital to identify and create development sites which attract new investment and businesses into the Borough to drive economic growth in the long term.

Based on current performance and economic projections for Greater Manchester, the review has identified six priority sectors comprising construction; health and social care; digital industries; business and professional services; manufacturing and logistics. Enhancing performance across these sectors has the potential to close the productivity gap with Greater Manchester as a whole.

The second stage of the review assessed the suitability of 23 sites designated as Business and Employment Areas and Saddleworth Employment Area’s in the current Local Plan. These sites were identified on the basis that they have the potential to accommodate business growth and expansion in the area for each of these priority sectors. Three sites - Foxdenton, Hollinwood, and Greengate/ Broadgate – have been identified as representing the most readily developable sites. The Stage 2 report recommends that Oldham Council:

- seek to promote and safeguard employment sites within the SEA and BEA locations suitable for the key sectors;

- enhance the designation of specific sites in relation to individual key sectors where appropriate. The selected sites are predominately mixed-use which could otherwise be a factor limiting further development and investment in priority sector uses;
- seek to increase the supply of modern office accommodation within sites, as well as Oldham Town Centre, offering good transport links (both easy road and public transport access for employees);
- increase the supply of modern facilities in order to accommodate health and social care occupiers. There is currently a shortfall in modern premises available. The assessment also provided evidence of a small volume of health and social care occupiers generally within all of the selected sites;
- increase the supply of premises to facilitate digital companies on a large scale. Expansion of the digital sector sites should be strategically focused within areas which offer greater connectivity to the wider region, access to skilled employment and further education;
- seek to support the delivery of larger modern manufacturing and construction accommodation. The existing accommodation highlights a high volume of small business manufacturing occupiers with a much lower volume of large manufacturing occupiers; and
- maximise available employment land. There is currently a limited supply of vacant development land and the provision of designated development land should be protected with efforts made to encourage development.

Land availability and potential development sites should be incorporated into the planning procedures. They should be regarded as a priority for enabling a focus on the key priority sectors and achieving sustainable growth within the sectors through the planning process. Whilst it is understood that challenges exist for meeting housing provision, it is important that key employment allocations are preserved.

As part of this, a general review across existing employment sites would assist in demonstrating the current gaps and potential opportunities within the property stock. In particular, this has the potential to identify the areas of land and properties offering development potential alongside those which are less suitable for commercial activity.

The analysis further identified a limited number of strategic sites within Oldham’s general capacity. Achieving sustained growth within the key sectors is considered to be heavily reliant on the delivery of new developments on a large scale. The Council should continue to evaluate whether appropriate strategic sites are available and allocated in the ongoing preparation of the Greater Manchester Spatial Framework.

# Oldham Priority Sector Review

4<sup>th</sup> December 2018



# Purpose and Approach

## Purpose of the analysis

- ▶ The analysis seeks to update the work undertaken as part of the 2016 Strategic Investment Framework
- ▶ There is a need to take into account changes to the local and wider economy along with reflecting the national policy focus
- ▶ Identify the key sector opportunities for growth and Oldham's distinctive strengths
- ▶ Help to frame discussions with local stakeholders and wider strategic partners, such as the Combined Authority
- ▶ Will inform the second stage of the study in terms of key sector requirements

# Approach to the analysis

- ▶ Review of national and Greater Manchester strategic context (focus and priorities)
- ▶ Update of local priorities and challenges
  - Scale and trends in Oldham's economic performance
  - Key drivers underpinning performance deficit
- ▶ Assessment of local sector strengths and weaknesses
  - Comparative sector performance
  - Opportunities for growth based on Oldham's distinctive strengths
- ▶ Identification of priority sectors

# National and GM Strategic Context

# National focus on productivity

- ▶ ‘Fixing the foundations: creating a more prosperous nation’ (HM Treasury, July 2015) - 5-point plan to boost UK’s productivity growth... “Productivity is the single most important determinant of average living standards”
- ▶ ‘UK Industrial Strategy: Building a Britain fit for the Future’ (HM Government, November 2017) - five foundations of productivity (ideas, people infrastructure, business environment and places); four Grand Challenges (AI and data, future of mobility, clean growth and ageing society... *“the aim of the Industrial Strategy is to boost productivity”*
- ▶ 2018 appraisal guidance (HM Treasury Green Book, MHCLG Appraisal Guide, BEIS ‘wage premium’ approach) - value for money of interventions assessed through their productivity impact

# Productivity focus carried over into sub-national policy

- ▶ Policy Prospectus for Local Industrial Strategies (LISs) which set out the goal for LEPs to. . . *“increase productivity and realise their potential”*, and ensure *“all communities ... contribute to, and benefit from, economic prosperity”* (HM Government, October 2018)
- ▶ LISs should *“set out clearly defined objectives to increase the productivity of the local economy”* by:
  - Prioritising specific, achievable, shared and long-term ambitions which...
  - ... relate to locally-specific challenges and future opportunities to enhance productivity
  - ... span across the Foundations of Productivity - ideas, people, infrastructure, business environment, places - and recognise their interconnectedness
  - ... address local strengths and weaknesses, market opportunities and failures

# Development of Local Industrial Strategies

- ▶ In developing their LIS, each area should seek to:
  - Establish a clear evidence base, with strengths/weaknesses of the local economy and a strong emphasis on productivity
  - Identify locally-specific opportunities, harnessing distinctive strengths to meet the Grand Challenges and barriers to growth (recognising that these vary across and within places)
  - Align with the UK Industrial Strategy
  - Consider the spatial impacts of national/local policy, and how cities, towns and rural areas contribute to growth in different ways
  - Articulate how partners will work together to achieve ambitions, and collaborate across boundaries where assets, opportunities and challenges extend beyond local geographies
  - Set out clear plans to evaluate progress over time

# Greater Manchester's Strategic Focus

- ▶ GMCA developing one of the country's first modern local industrial strategies - good jobs and growth, bringing together the five foundations of productivity and the four grand challenges to raise productivity, earnings and wellbeing
- ▶ Development of evidence base underpinning LIS being taken forward under the Greater Manchester Independent Prosperity Review - GM Prosperity Review Baseline Report (GMCA, November 2018):
  - Place - strong growth in the economy but held back by historically low levels of productivity, growth slower in the north and east of the conurbation
  - People - sharp falls in unemployment but levels of worklessness remain stubbornly high, with poor health a major contributing factor; growth in unstable and low paid employment; improvement in educational attainment but still below national average
  - Ideas - globally competitive research strengths and emerging industrial opportunities in terms of digital, energy and industrial biotechnology; however, research spending below comparable regions and UK target
  - Business Environment - key strengths in advanced manufacturing, digital and creative industries, and business, financial and professional services, with emergent strengths in health innovation and green industries and services
  - Infrastructure - significant development in GM infrastructure asset base, with digital infrastructure and connectivity an increasing priority, but significant challenges remain (e.g. road congestion amongst the most severe in the UK)

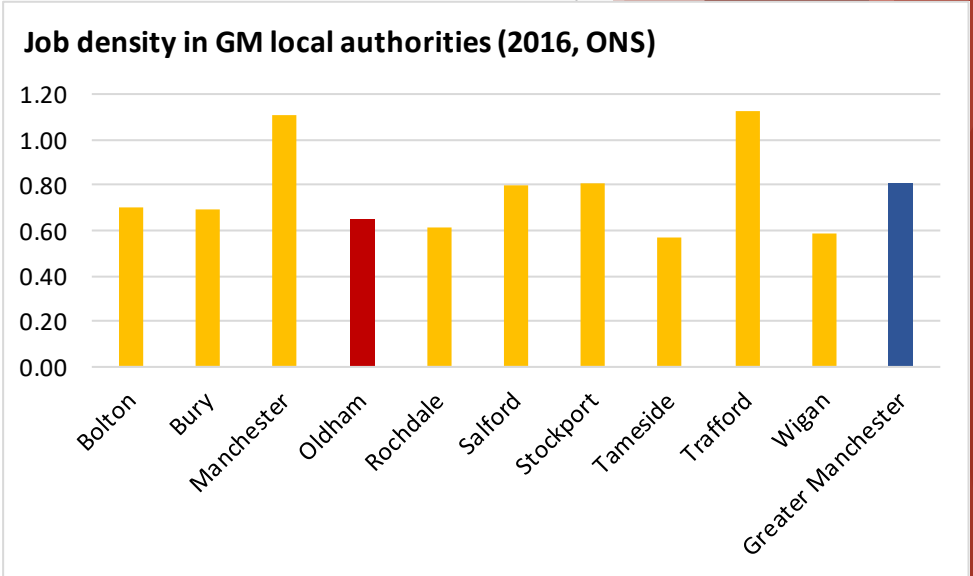
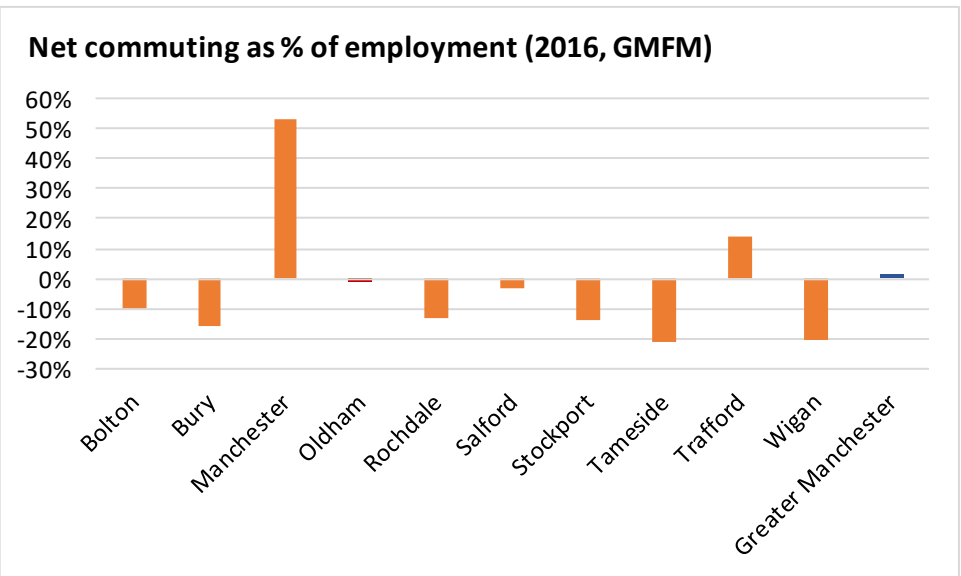
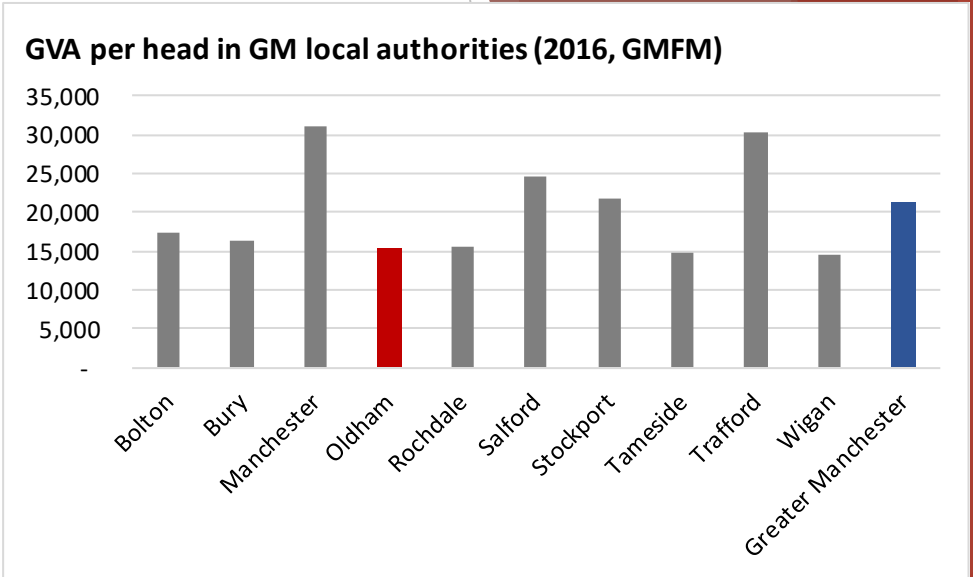
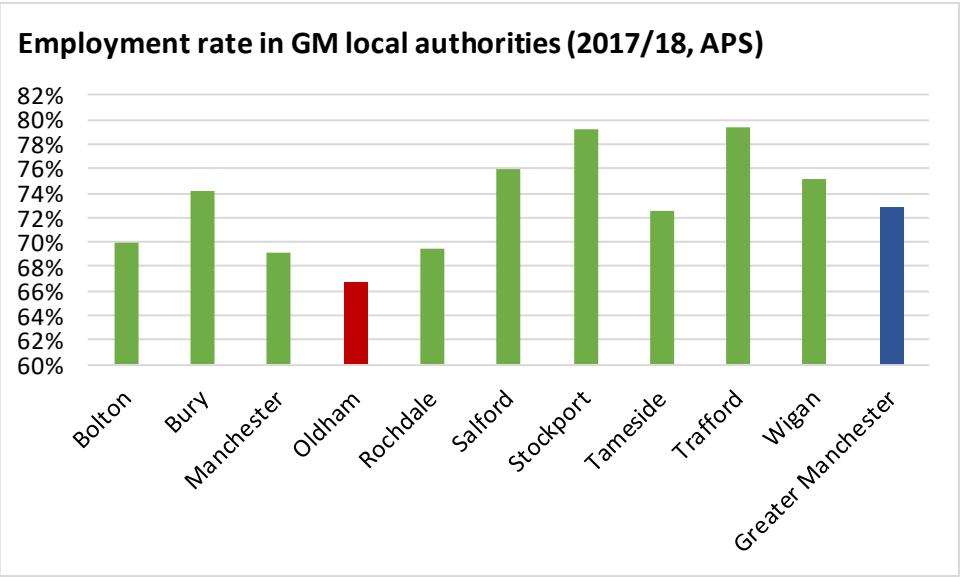


# Not just about higher-value sectors...

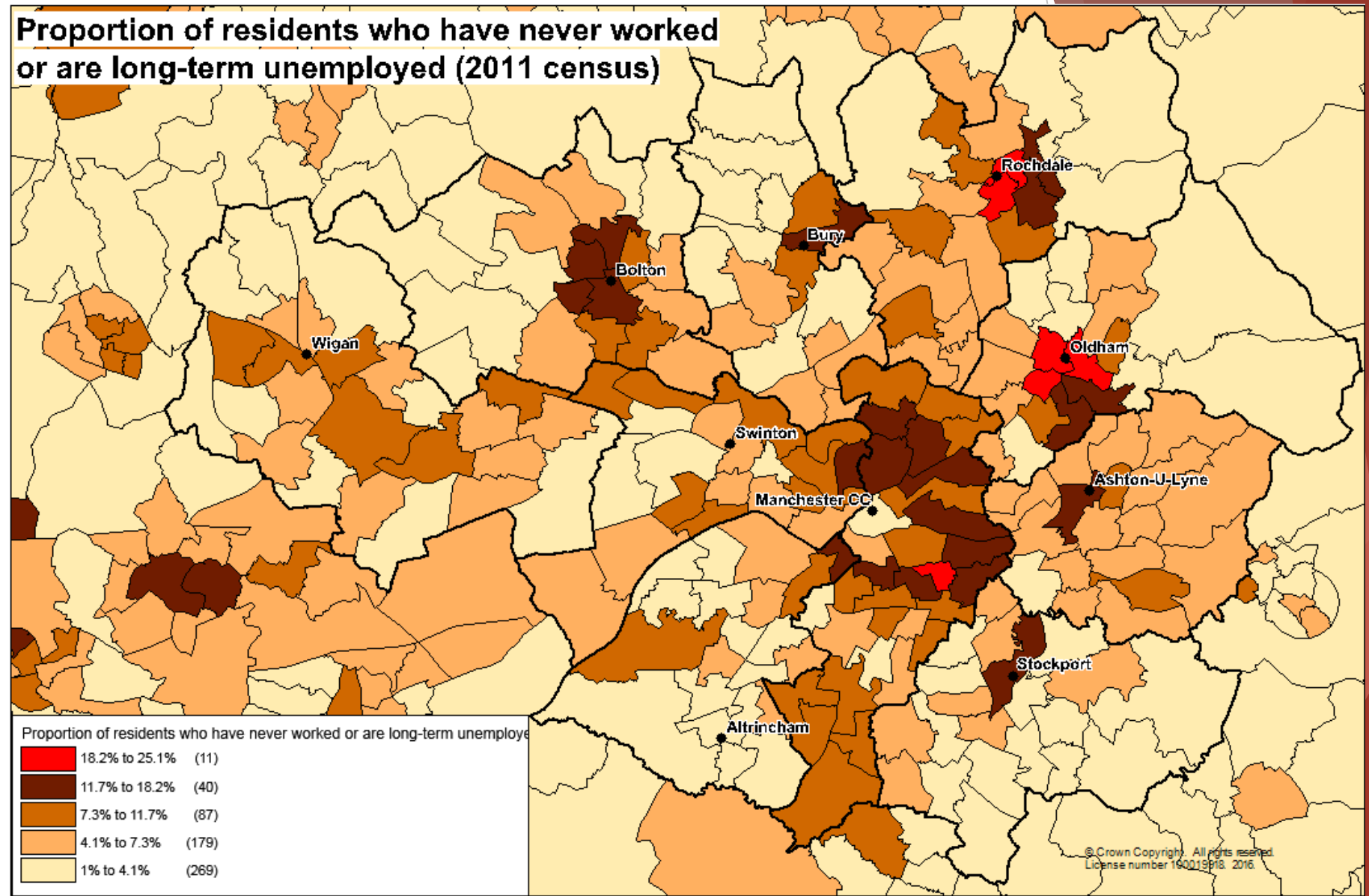
- ▶ ‘Productivity in Greater Manchester’ (GMCA, New Economy, February 2018) - *“Financial & professional services, manufacturing, health innovation, and digital are all critical for economic growth, but they account for only a third of jobs. Jobs that principally serve the local population (retail, food/drink, social care and so on) account for two-thirds of employment and improving their productivity performance will be important.”*
- ▶ Contribution to £10bn GM total output gap (GVA per head):
  - demographic and participation factors 20%/25% of gap (working age pop +39%; employment rate -154%; in-commuting +15%)
  - in-work productivity factors 75%/80% of gap (sectoral distribution +17%; sectoral productivity -117%)
- ▶ GM priority sectors include ‘foundational’ as well as higher-value sectors: financial and professional services, health and social care, retail, education, hospitality and tourism, construction, logistics, advanced manufacturing, digital and creative

# Local Priorities and Challenges

Movement in key economic indicators generally positive but still under-performing in terms of scale of economic activity



Pockets of particularly high levels of economic inactivity



Source: Deep Dives: Phase 1 Summary Report (New Economy, GMCA)



# What is driving Oldham's output gap?

- ▶ Compared to the GM average, Oldham's total output (GVA) gap is approximately £1.4 billion; if the average GVA per head was the same as the GM average, Oldham's economy would be around 40% larger.
- ▶ Analysis has been undertaken to see what is driving this performance deficit. To what extent is it the sectoral profile of the economy? The analysis has looked at five key factors:
  - Working age population - the smaller an area's working age population the more the potential for the area to generate GVA is restricted
  - Employment rate - similarly, the smaller the proportion of people employed the lower the level of GVA that can be generated
  - Sectoral mix - for a given level of employment, a smaller proportion of high value added sectors will result in a lower level of GVA
  - Sector productivity - the lower the average productivity of each person in employment the greater the reduction in potential GVA
  - Job density - the lower the job density the smaller an area's total GVA is likely to be (this has been assessed against the GM average excluding Manchester)

# Issue of sector productivity and scale of economic activity / participation

- ▶ Working age population - total GVA 2% higher if working age % was the same as GM average
- ▶ Employment rate - total GVA would be 5% higher if employment rate was the same as GM average
- ▶ Sectoral mix - total GVA 0.3% lower if sectoral mix was the same as GM average
- ▶ Sector productivity - total GVA 10% higher if average GVA per job was the same as GM average
- ▶ Job density - total GVA 11% higher if job density was the same as GM average, excluding Manchester

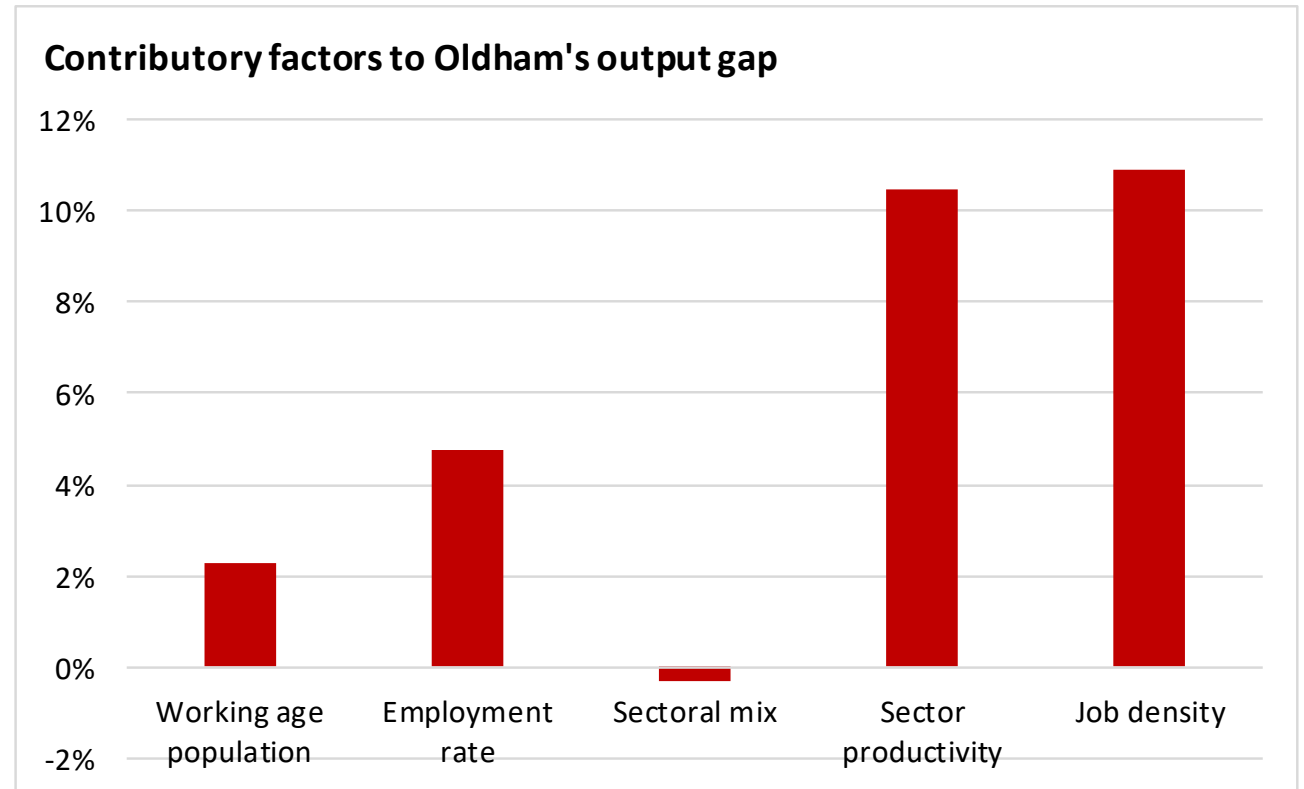
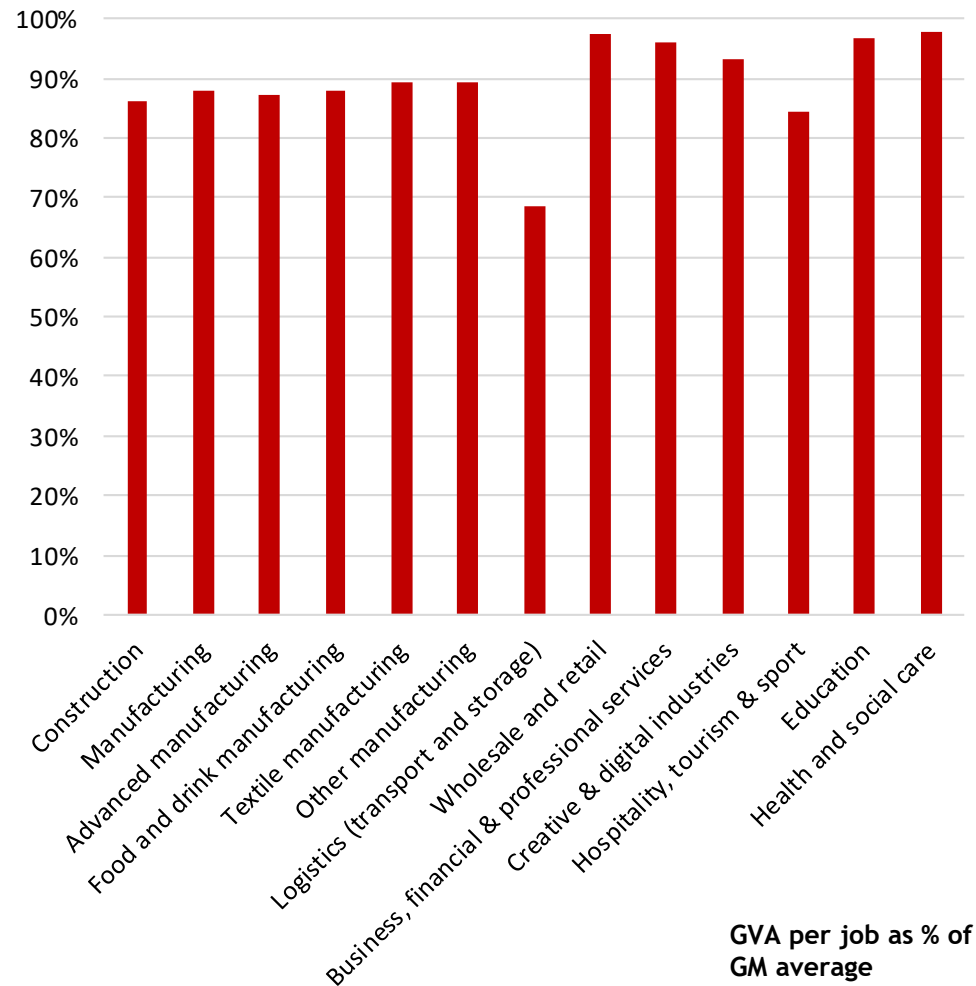


Chart shows extent to which Oldham's total GVA would change if the borough matched the GM average for each factor separately

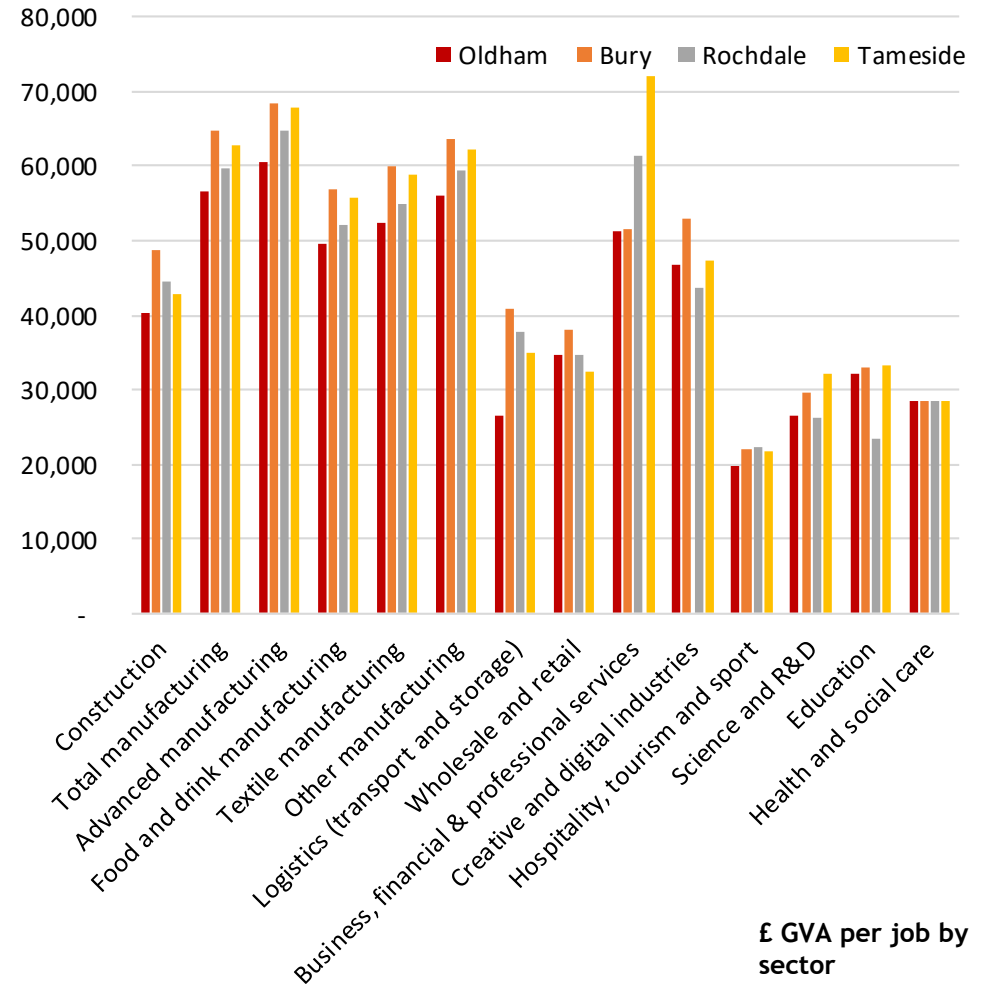
Source: AMION analysis using data from GMFM and ONS

# Sector productivity performance

Productivity gap in key GM sectors (2016, GMFM)



Productivity in comparator areas (2016, GMFM)





# Top contributors to Oldham's 'missing GVA' due to productivity deficit

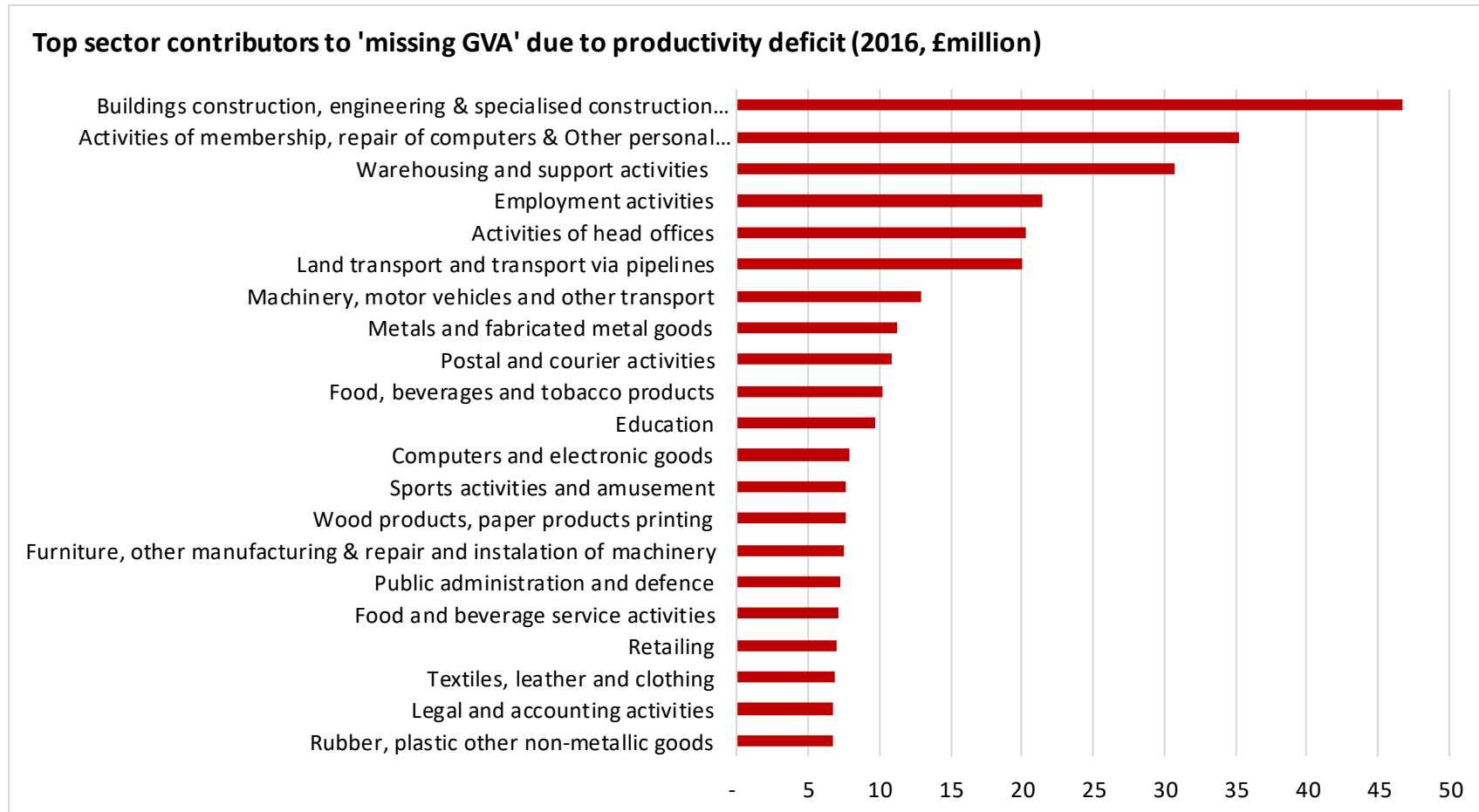


Chart shows extent to which total GVA would increase if the borough matched the GM average for each sector

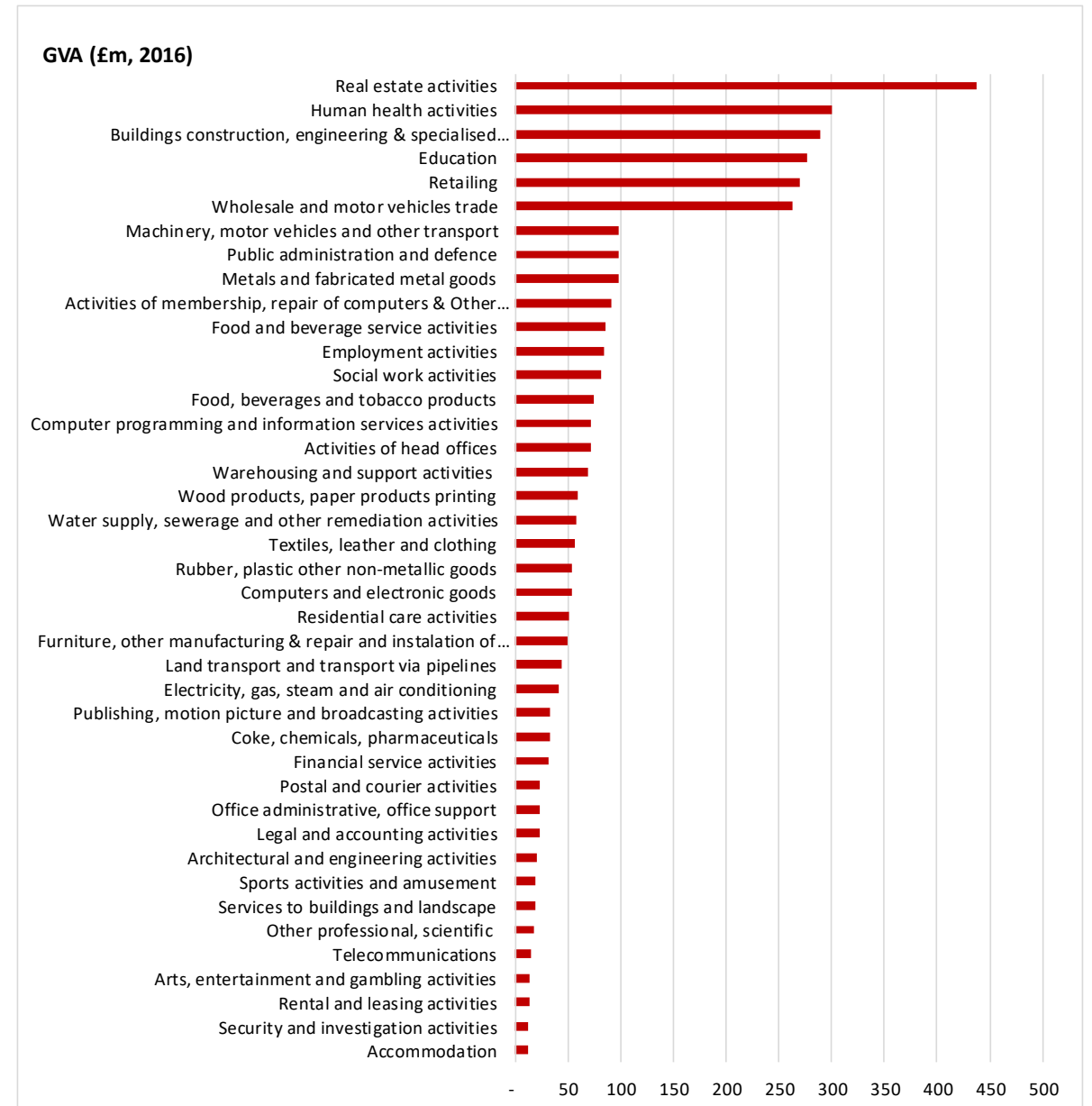
Source: AMION analysis using data from GMFM

# Local Sector Strengths and Weaknesses

# Sectoral GVA

In 2016, approximately 60% of Oldham's economic output (GVA) generated by nine sectors:

- ▶ Real estate activities - £437m, 12.3% (GM rank 1<sup>st</sup>)
- ▶ Human health activities - £300m, 8.4% (GM rank 6<sup>th</sup>)
- ▶ Buildings construction, engineering & specialised construction activities - £290m, 8.2% (GM rank 5<sup>th</sup>)
- ▶ Education - £276m, 7.8% (GM rank 4<sup>th</sup>)
- ▶ Retailing - £269m, 7.6% (GM rank 2<sup>nd</sup>)
- ▶ Wholesale and motor vehicles trade - £264m, 7.4% (GM rank 3<sup>rd</sup>)
- ▶ Machinery, motor vehicles and other transport - £98 million, 2.8% (GM rank 25<sup>th</sup>)
- ▶ Public administration and defence - £98m, 2.8% (GM rank 7<sup>th</sup>)
- ▶ Metals and fabricated metal goods - £98m, 2.7% (GM rank 26<sup>th</sup>)

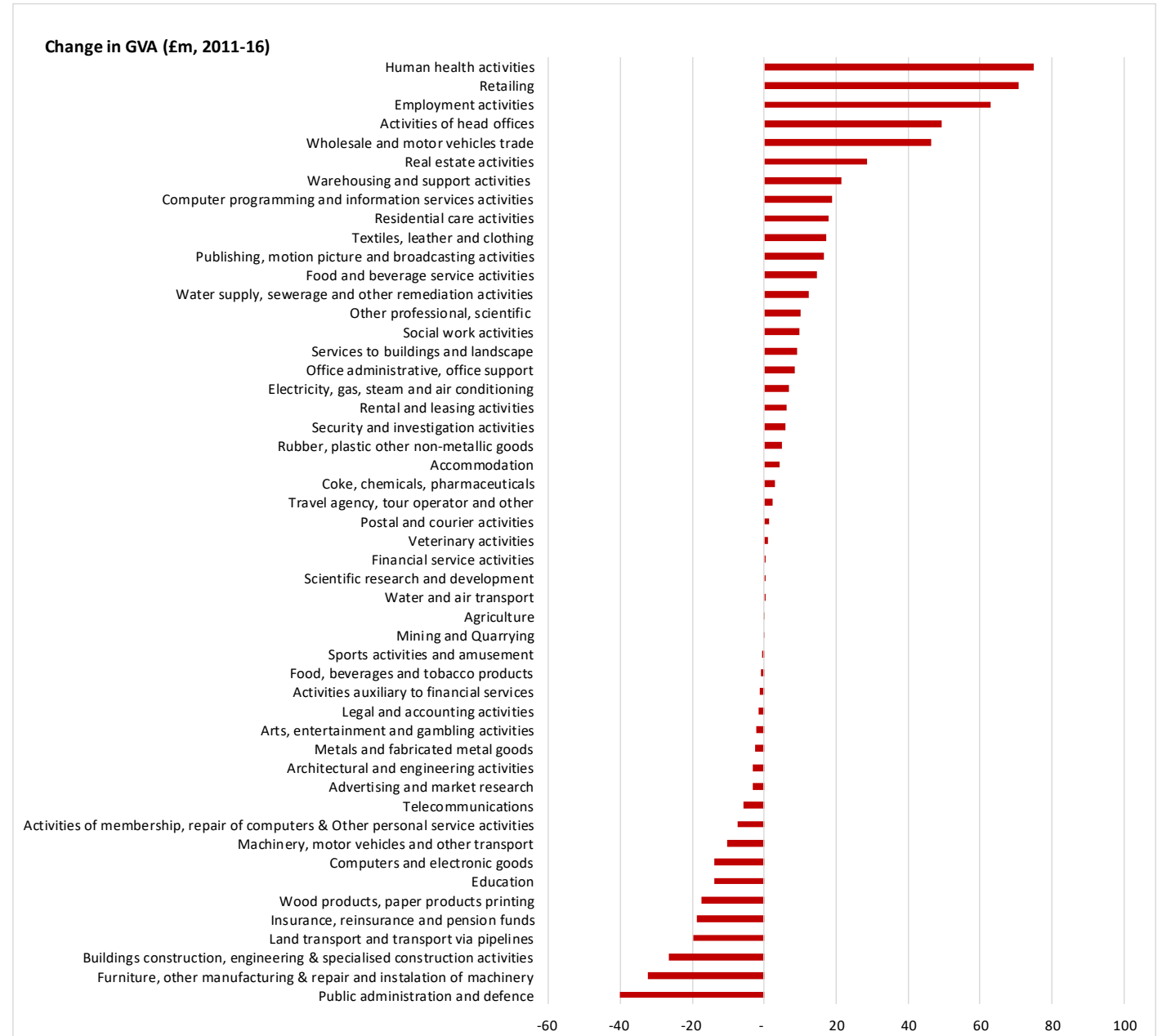


Source: GMFM

# Drivers of GVA growth

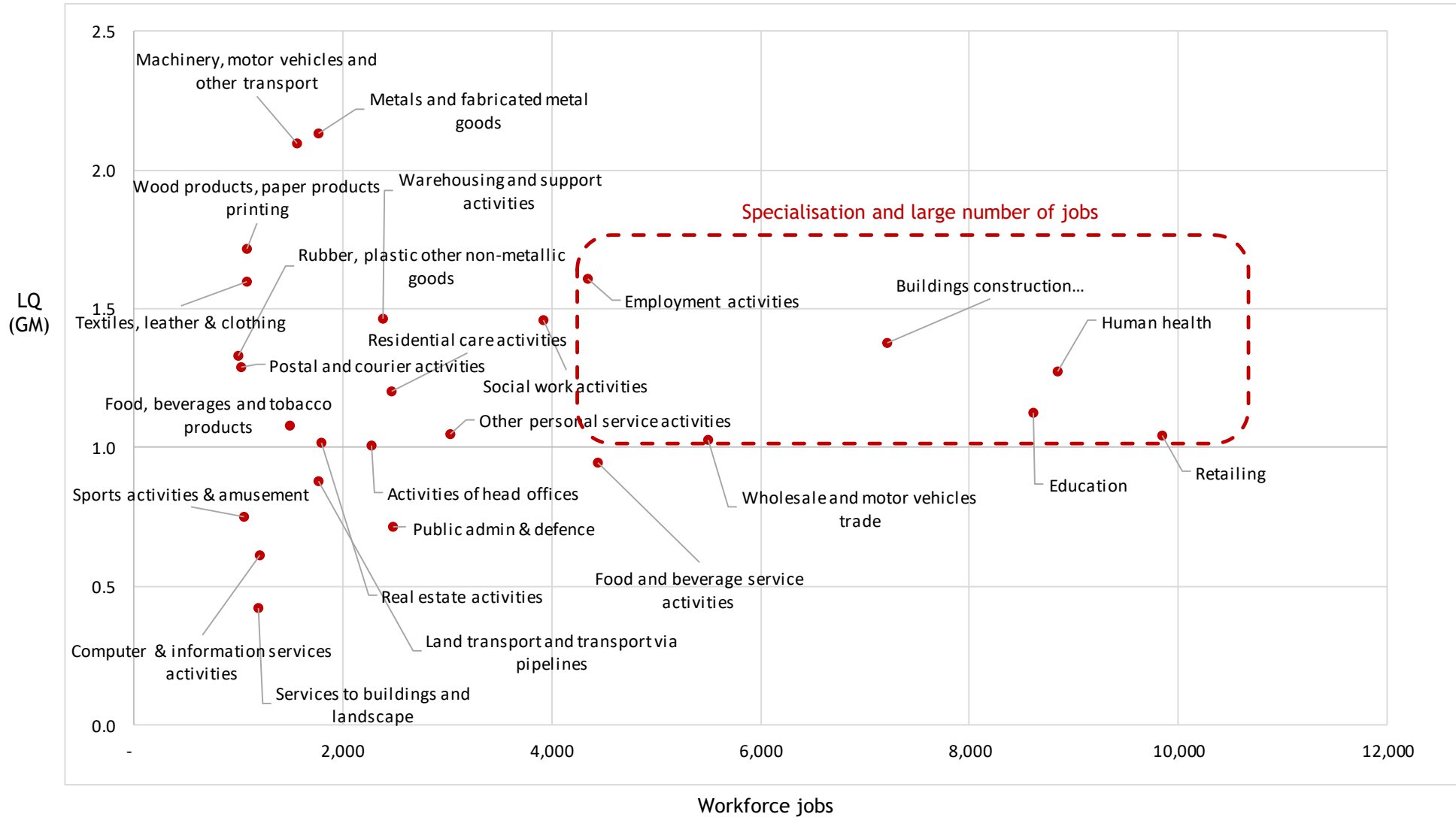
- ▶ Between 2011 and 2016 the main drivers of growth have been:
  - Human health activities - £75m (GM rank 2<sup>nd</sup>)
  - Retailing - £71m (GM rank 1<sup>st</sup>)
  - Employment activities - £63m (GM rank 6<sup>th</sup>)
  - Activities of head offices - £49m (GM rank 15<sup>th</sup>)\*
  - Wholesale and motor vehicles trade - £47m (GM rank 3<sup>rd</sup>)
  - Real estate activities - £29m (GM rank 4<sup>th</sup>)
  - Warehousing and support activities - £21m (GM rank 20<sup>th</sup>)

\*The size of the 'activities of head offices' sector grew significantly between 2013 and 2014 according to ONS BRES data. However, the most recent BRES data for 2016 and 2017 shows a relatively significant decline. It is unlikely that this decline has been reflected in the GMFM data, therefore misrepresenting the scale of historic growth in the sector.



Source: GMFM

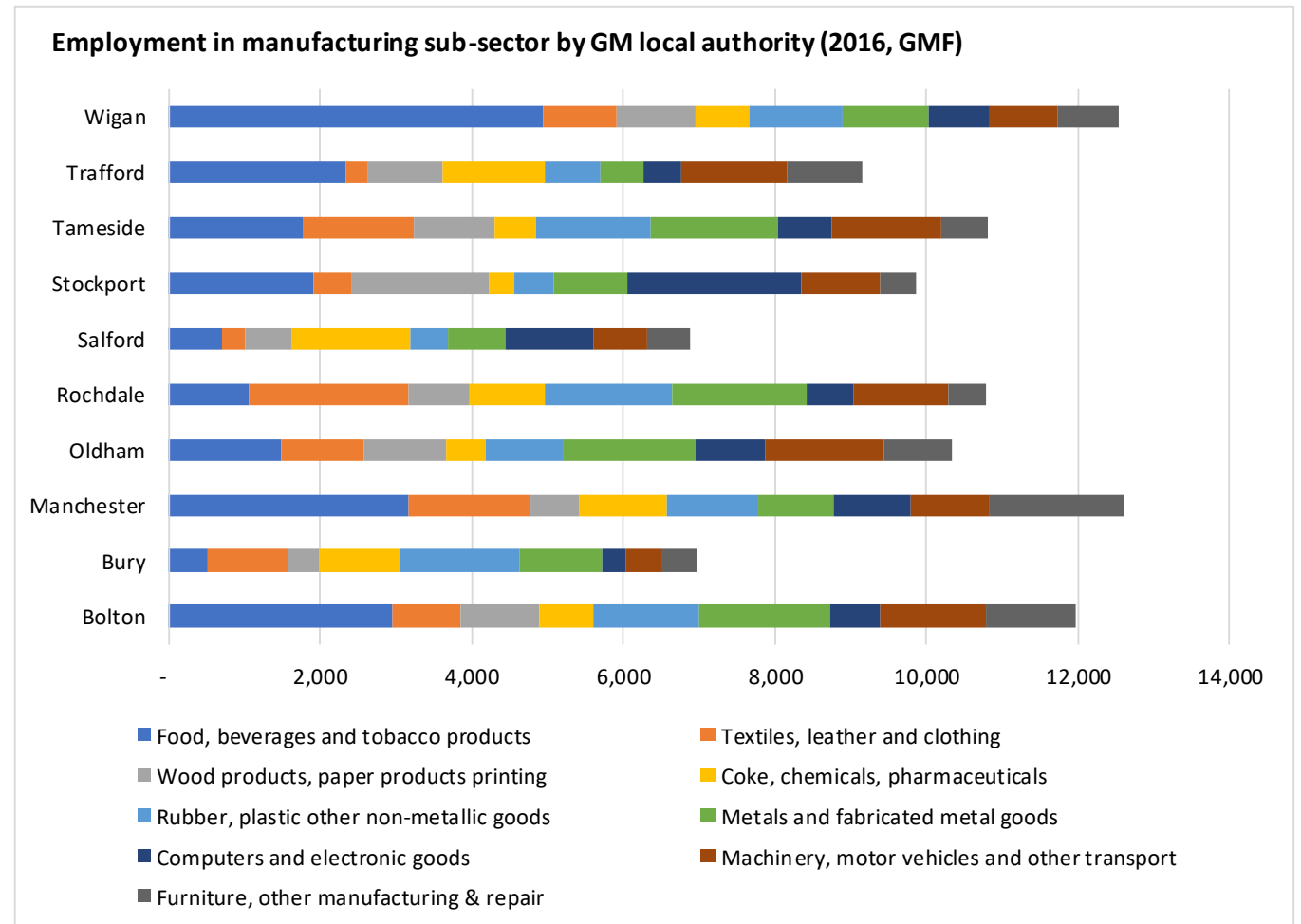
# Sector scale and specialisation (jobs)



Source: AMION analysis using data from GMFM

# Local specialisms in manufacturing

- ▶ 11% total employment in manufacturing (3<sup>rd</sup> behind Rochdale 13% and Tameside 14%)
- ▶ Largest sectors are metals and fabricated metal goods; machinery, motor vehicles and other transport; food beverages and tobacco products
- ▶ Overall LQ compared to GM of 1.53
- ▶ Specialism in high value sub-sectors such as metals and fabricated metal goods (2.13); computers and electronic goods (1.54); machinery, motor vehicles and other transport (2.10)



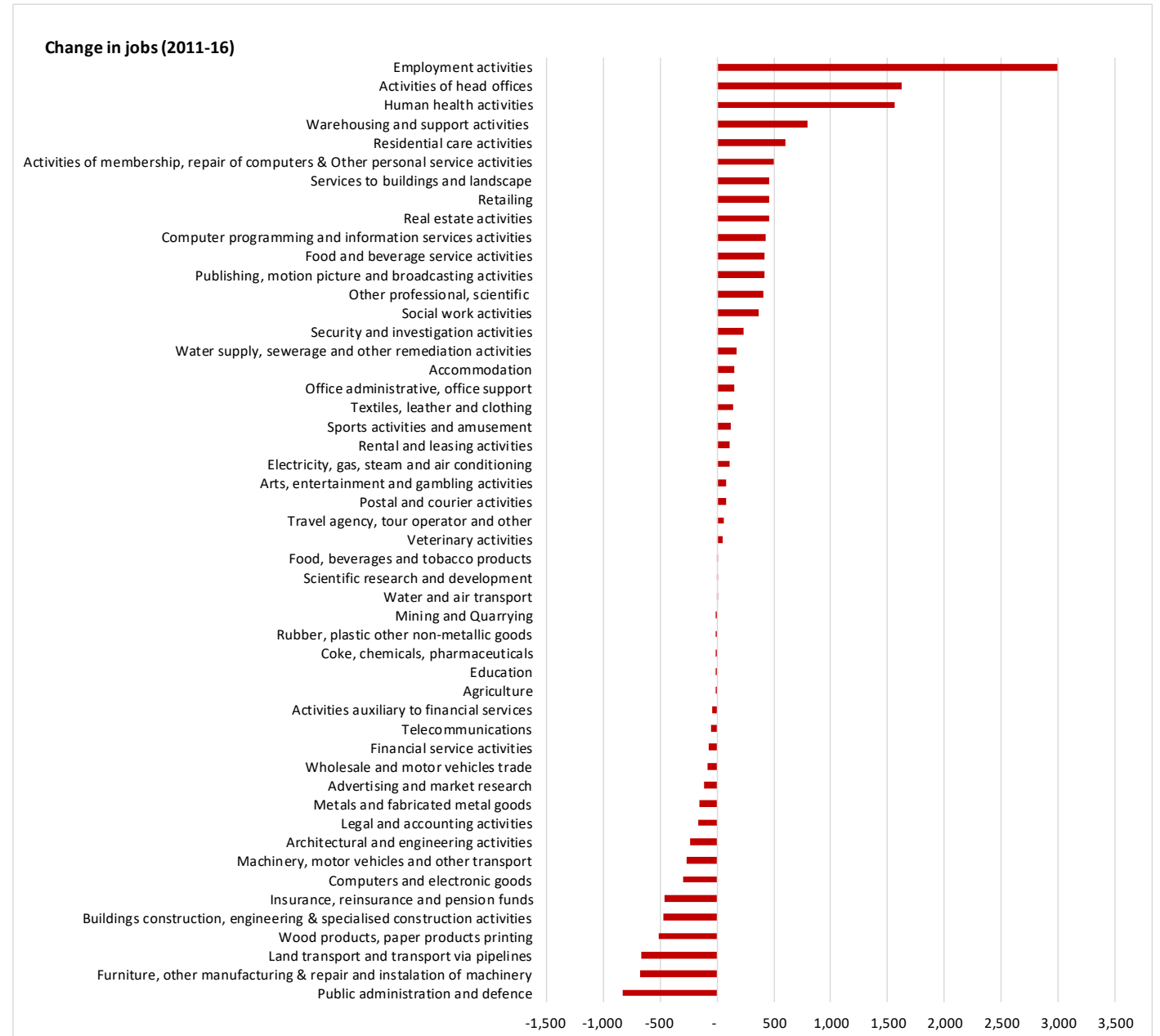
# Importance of manufacturing increasing export growth and total economic output

- ▶ Businesses that sell beyond local markets tend to be more productive, and exporting (or 'tradeable') businesses are disproportionately responsible for productivity growth in the national economy
  - ▶ There is potentially greater scope for productivity gains if exporting, compared to (say) local service businesses such as shops or restaurants which are low productivity and have limited scope for productivity growth
  - ▶ The performance of exporters has implications for jobs growth in local services, and higher-skilled exporters appear to have a larger job creation impact than lower-skilled exporters
  - ▶ National evidence to suggest that exporting firms (typically more productive) but have taken a greater hit post-recession, with implications for supply chain firms
- ▶ Highest dollar value export sectors include:
    - Machinery including computers
    - Vehicles
    - Mineral fuels including oil
    - Pharmaceuticals
    - Electrical machinery, equipment
    - Plastics, plastic articles
    - Organic chemicals

# Drivers of jobs growth

- ▶ Between 2011 and 2016 the main drivers of jobs have been:
  - Employment activities - 2,997 jobs (GM rank 2<sup>nd</sup>)
  - Activities of head offices - 1,626 jobs (GM rank 17<sup>th</sup>)\*
  - Human health activities - 1,567 jobs (GM rank 8<sup>th</sup>)
  - Warehousing and support activities - 791 jobs (GM rank 10<sup>th</sup>)
  - Residential care activities - 601 jobs (GM rank 14<sup>th</sup>)
  - Other personal services - 500 jobs (GM rank 3<sup>rd</sup>)
  - Services to buildings and landscape - 462 jobs (GM rank 7<sup>th</sup>)

\*The size of the 'activities of head offices' sector grew significantly between 2013 and 2014 according to ONS BRES data. However, the most recent BRES data for 2016 and 2017 shows a relatively significant decline. It is unlikely that this decline has been reflected in the GMFM data, therefore misrepresenting the scale of historic growth in the sector.

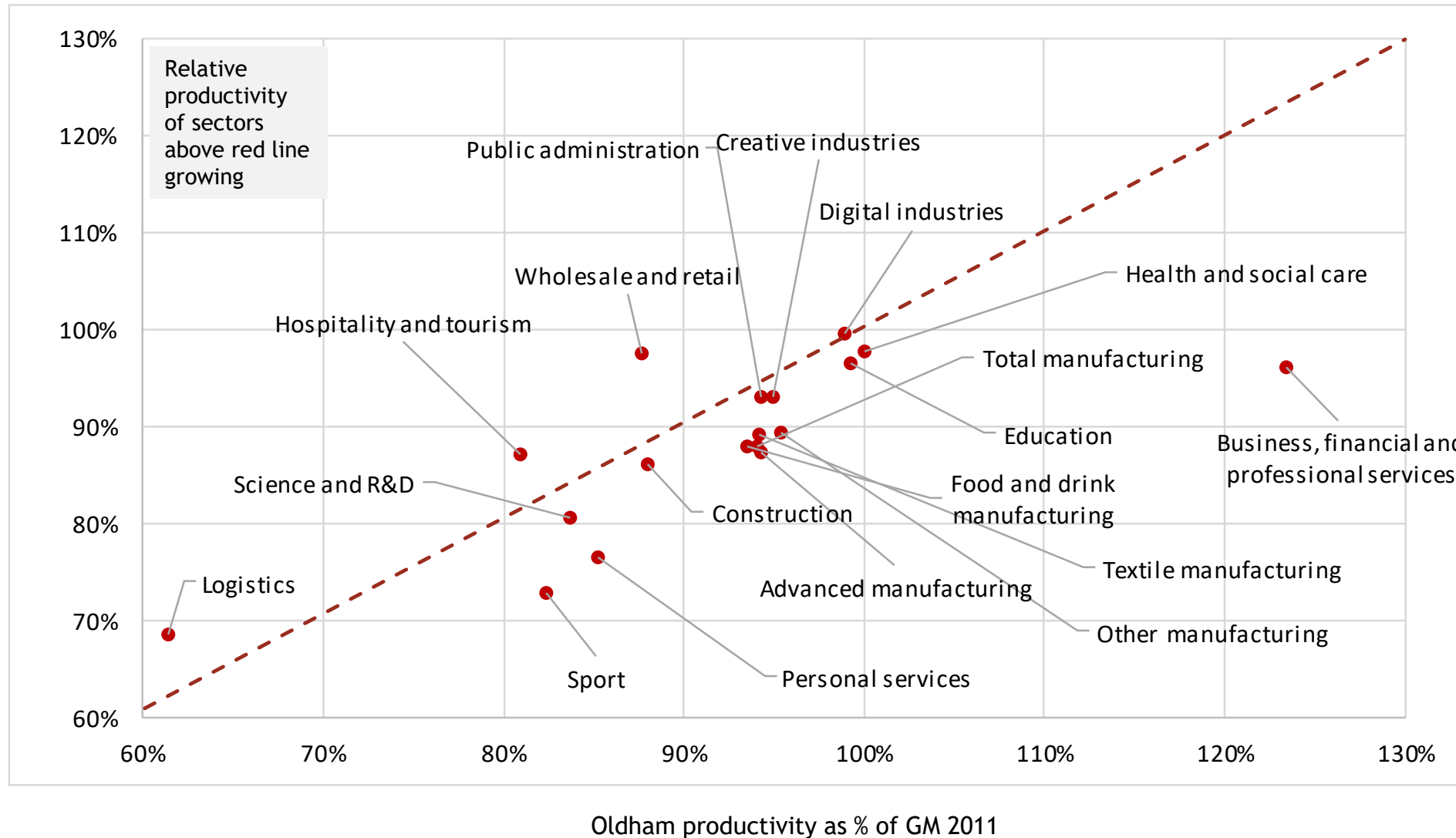


Source: GMFM



# Change in productivity in key GM sectors

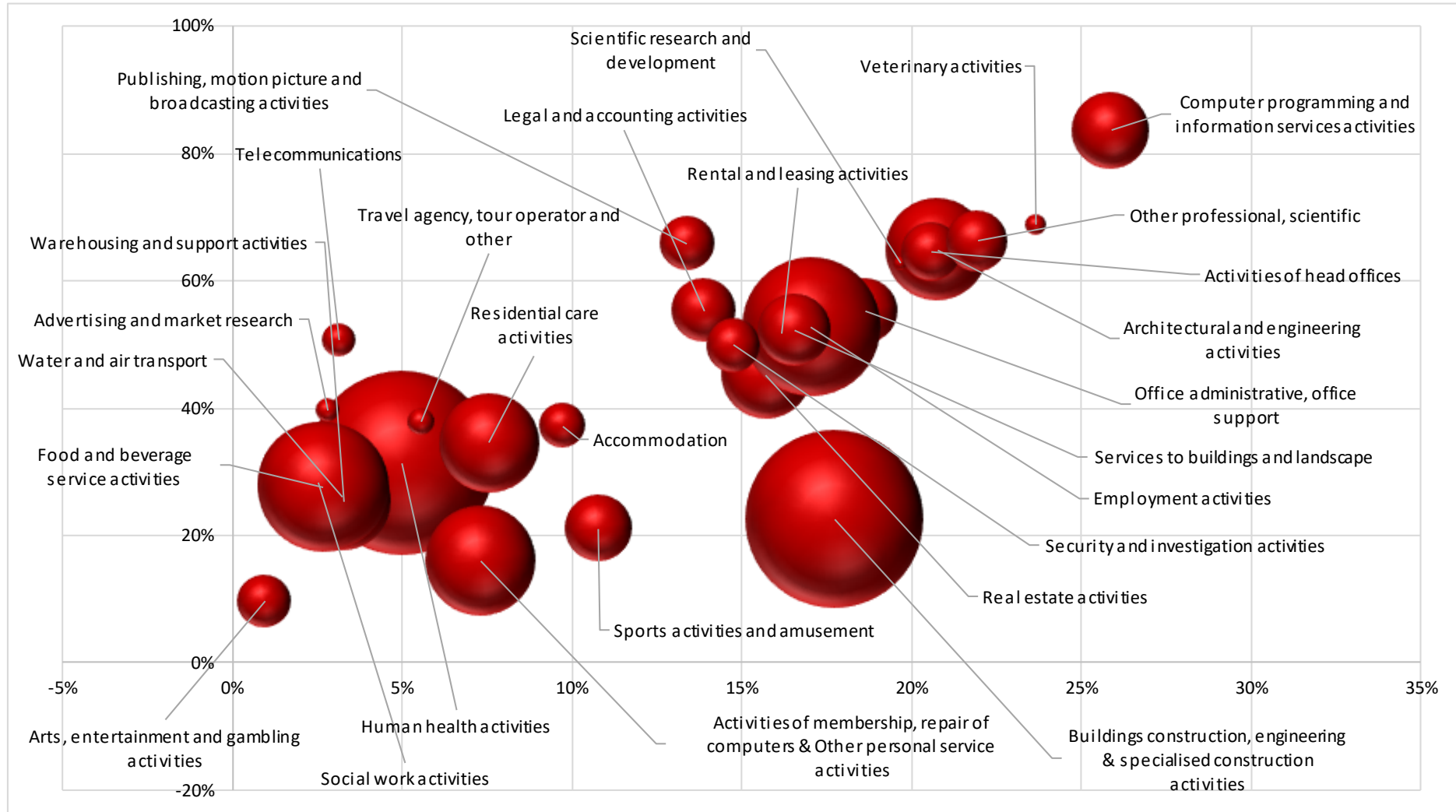
Oldham productivity as % of GM 2016



Source: AMION analysis using data from GMFM

# Future trends - expanding sectors

Forecast growth in GVA 2018-36

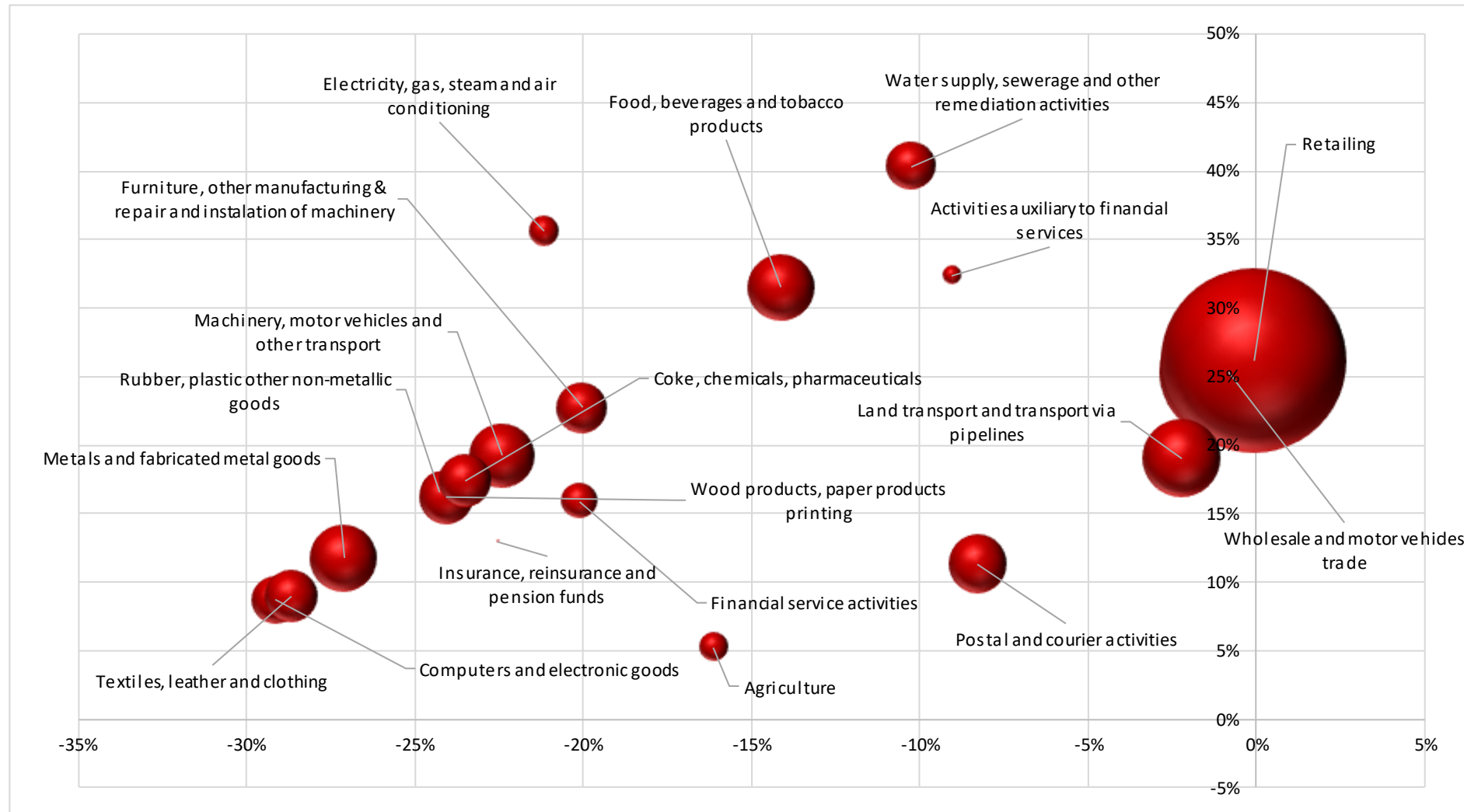


Forecast growth in jobs 2018-36

Source: AMION analysis using data from GMFM

# Future trends - adjusting sectors

Forecast growth in GVA 2018-36

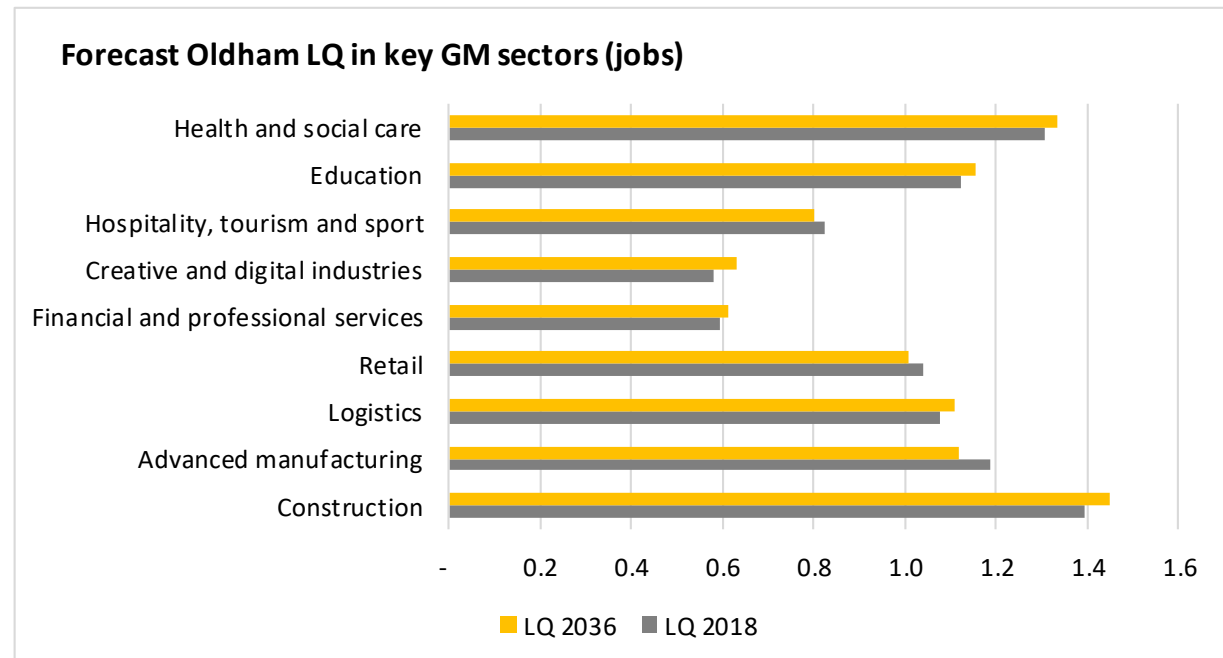
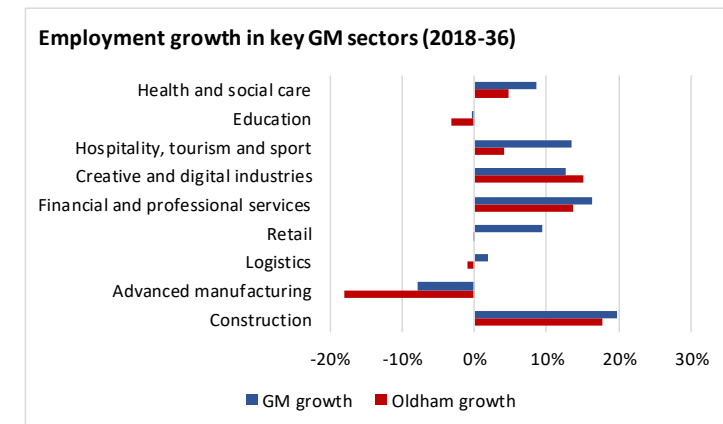
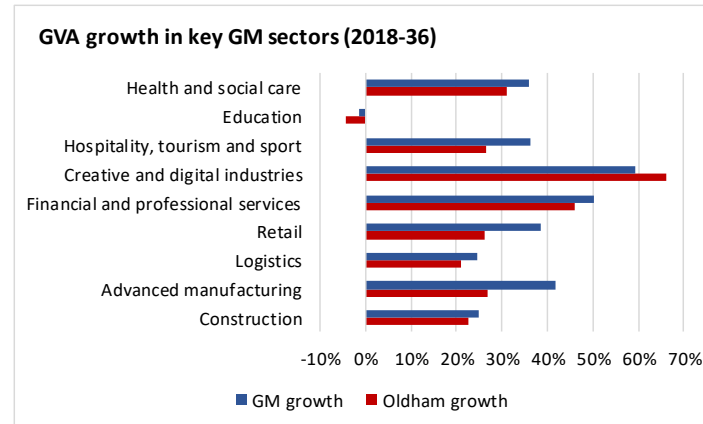


Forecast growth in jobs 2018-36

Source: AMION analysis using data from GMFM

# Future trends - performance against GM priority sectors

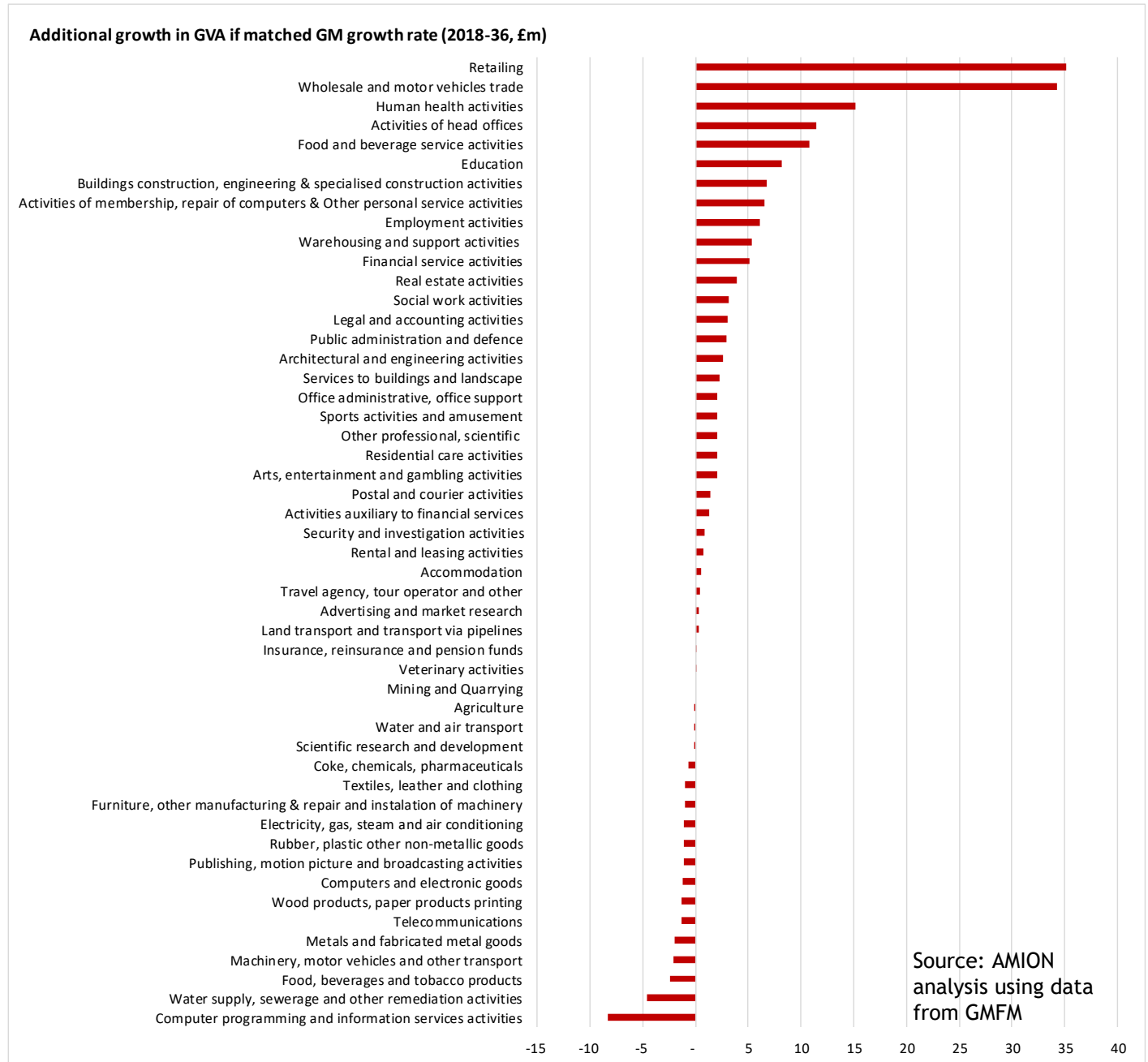
- ▶ Existing and increasing specialisation in health, education, logistics and construction
- ▶ Increasing specialisation in creative and digital and financial and professional services
- ▶ Existing but forecast reduced specialisation in retail and advanced manufacturing
- ▶ Remaining relative under-representation of hospitality, tourism and sport



Source: AMION analysis using data from GMFM

# Future trends - additional GVA growth if GM growth matched

- ▶ Total GVA in Oldham would be £274 million higher (6%) in 2036 if matched GM growth rate
- ▶ Main contributors to future 'missing GVA' are retailing, wholesale and motor vehicles, and human health activities
- ▶ However, there are some sectors that outperform GM average, such as computer programming and information services, as well as a number of manufacturing sub-sectors



# Identification of Priority Sectors

# Alignment of with national and GM priorities

- ▶ Industrial Strategy and four Grand Challenges:
  - Putting the UK at the forefront of the artificial intelligence and data revolution
  - Maximising the benefits for UK industry from the global shift to clean growth
  - Being a world leader in shaping the future of mobility
  - Harnessing the power of innovation to meet the needs of an ageing society
- ▶ In terms of creating the conditions for growth, and improving the business environment the government has:
  - started to launch and roll-out sector deals with the first set focusing on life sciences, construction, artificial intelligence and the automotive sector;
  - established an investment fund incubated by the British Business Bank to drive investment in innovative and high potential businesses
  - Recently launched the findings of a productivity review to identify actions needed to improve productivity and growth of SMEs, including recommended interventions to increase investment in new dwellings and other buildings, and major improvements to existing buildings and structures
- ▶ GM's strategic aim is to drive up productivity and economic growth across all the region
- ▶ GM priority sectors: financial and professional services; health and social care; retail; education; hospitality and tourism; construction; logistics; advanced manufacturing; and digital and creative

# Assessment framework to help guide identification of key sectors

- ▶ Development of a ranking matrix to assist with the identification of key sectors. All 50 GMFM sectors scored on a scale from 1 to 5 based on their performance in relation to the following criteria (where 1 represents a relatively poor performance and 5 demonstrates a strong performance):
  - Contribution to employment - the higher the proportion of total employment projected in 2036, the higher the score;
  - Contribution to GVA - the higher the proportion of total GVA in 2036, the higher the score;
  - Productivity contribution - the higher the GVA per employee figure in 2036, the higher the score;
  - GVA growth potential - the higher the growth in GVA between 2018 and 2036, the higher the score;
  - Employment growth potential - the higher the growth in jobs between 2018 and 2036, the higher the score
  - Competitive advantage - the higher the employment LQ (i.e. the comparison with GM sector size), the higher the score



# Top ten performing sectors...

| Contribution to employment             | Contribution to GVA                           | Productivity contribution                     |
|--|---|---|
| Retailing                              | Real estate activities                        | Real estate activities                        |
| Human health activities                | Human health activities                       | Electricity, gas, steam...                    |
| Buildings construction, engineering... | Buildings construction, engineering...        | Water supply, sewerage...                     |
| Education                              | Retailing                                     | Financial service activities                  |
| Wholesale and motor vehicles trade     | Wholesale and motor vehicles trade            | Activities auxiliary to financial services    |
| Employment activities                  | Education                                     | Coke, chemicals, pharmaceuticals              |
| Food and beverage service activities   | Computer programming and information services | Machinery, motor vehicles and other transport |
| Social work activities                 | Employment activities                         | Computers and electronic goods                |
| Other personal service activities      | Activities of head offices                    | Computer programming and information services |
| Activities of head offices             | Machinery, motor vehicles and other transport | Metals and fabricated metal goods             |

| Employment growth potential                   | GVA growth potential                          | Competitive advantage                         |
|---|---|---|
| Buildings construction, engineering...        | Real estate activities                        | Metals and fabricated metal goods             |
| Employment activities                         | Human health activities                       | Machinery, motor vehicles and other transport |
| Activities of head offices                    | Retailing                                     | Wood products, paper products printing        |
| Human health activities                       | Wholesale and motor vehicles trade            | Furniture, other manufacturing & repair       |
| Computer programming and information services | Buildings construction, engineering...        | Textiles, leather and clothing                |
| Real estate activities                        | Computer programming and information services | Computers and electronic goods                |
| Other personal service activities             | Activities of head offices                    | Employment activities                         |
| Services to buildings and landscape           | Employment activities                         | Social work activities                        |
| Residential care activities                   | Food and beverage service activities          | Water supply, sewerage and other remediation  |
| Office administrative, office support         | Water supply, sewerage and other remediation  | Warehousing and support activities            |

# Identifying high-value and important sectors

- ▶ Based on the data analysis and review of strategic and local context, useful to include both high value sectors and ‘important’ (foundational) sectors:
  - High value sectors - as being sectors in which Oldham has significant growth potential and will generate high value added activity
  - Important sectors - being those that relate to the functioning of the local economy by delivering valuable services and providing a major contribution to the current GVA and employment opportunities in the area
- ▶ Key sectors are expected to include:
  - Construction - significant contribution to employment and GVA; large future growth potential
  - Health and social care - significant contribution to employment and GVA; large future growth potential; existing competitive advantage
  - Digital industries - significant contribution to GVA; high value added; large future growth potential
  - Business and professional services - significant contribution to employment and GVA; large future growth potential
  - Manufacturing sub-sectors (textiles, machinery and motor vehicles, computers and electronic goods etc) - existing competitive advantage; high value added
  - Logistics (warehousing and support) - significant contribution to employment and GVA; existing competitive advantage

**SIF Refresh &  
Sector Requirements Review**

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**PREPARED ON BEHALF OF  
OLDHAM BOROUGH COUNCIL**

**by**



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**JUNE 2019**

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## 1.0 INTRODUCTION

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### 1.1 Introduction

1.2 AMION Consulting and Keppie Massie have been instructed by Oldham Council to undertake a refresh of Oldham's Strategic Investment Framework (SIF) and a review of Oldham's priority employment sector requirements.

1.3 A separate report has been prepared in relation to the SIF refresh, and this report provides the sector requirements review. Its purpose is to assist in the identification and suitability of employment space in order to meet the needs and requirements of achieving sustainable future growth.

1.4 The review has been undertaken in two stages, comprising the following.

- Task 1  
An analysis of Oldham's priority sector requirements in relation to the existing sites and business premises within the Borough's Business and Employment Areas (BEA) and Saddleworth Employment Areas (SEA).
- Task 2  
A summary of and conclusion presenting the findings taking into account the findings of the SIF refresh.

1.5 The instruction has been focused upon Oldham's priority sectors:

- Construction
- Health and social care
- Digital Industries
- Business and professional services
- Manufacturing sub – sectors
- Logistics

1.6 Oldham's priority sectors have been identified (as set in the SIF review) on the basis of ranking factors -

- Contribution to employment;
  - Contribution to GVA;
  - Productivity contribution;
  - GVA growth potential;
  - Employment growth potential; and
  - Competitive advantage.
  - High value sectors - sectors in which Oldham has significant growth potential and will generate high value-added activity; and
  - Important sectors – sectors that relate to the functioning of the local economy by delivering valuable services and providing a major contribution to the current GVA and employment opportunities in the area.
- On this basis, the following six sectors represent Oldham's identified priorities: Construction – significant contribution to employment and GVA; large future growth potential

- Health and social care – significant contribution to employment and GVA; large future growth potential; existing competitive advantage
- Digital industries – significant contribution to GVA; high value added; large future growth potential
- Business and professional services – significant contribution to employment and GVA; large future growth potential
- Manufacturing sub-sectors (textiles, machinery and motor vehicles, computers and electronic goods etc.) – existing competitive advantage; high value added
- Logistics (warehousing and support) – significant contribution to employment and GVA; existing competitive advantage

1.7 An appraisal of the existing stock has been undertaken in order to identify where there may be current limitations within the current market. Identifying the strengths and weaknesses within Oldham's property stock has provided a useful insight, allowing the identification of deficiencies and where these can be addressed. The assessment was undertaken with a view to also consider Oldham's property stock on a wider regional basis, comparing the economic performance against that of other areas within the Greater Manchester area.

1.8 In analysing the sites, a 'filter' system has been adopted as a basis for which the current stock have been assessed in terms of each of the six priority sectors. The approach has enabled a review of the suitability and potential opportunity to achieve economic competitiveness and growth for a specified sector within the appraised sites.

1.9 A primary focus was to identify the strengths and opportunities within the existing property stock, creating a view as to whether the needs of the sectors can be achieved on a long term basis.

### 1.10 **Oldham Property Market**

1.10.1 Oldham forms part of the Greater Manchester market. The research undertaken (sourced from Co-star) shows the difference in Manchester and Oldham's performance within the office and industrial markets over the last 12 months.

1.10.2 Within Greater Manchester's office market data compiled from Co-star and Keppie Massie's property reference data base indicated vacancy rates are currently 6.9% whereas Oldham's vacancy rates are currently 4.8%. However, the level of vacancy needs to be considered in line with the character of the market, i.e. whether this is growing, stagnant or contracting. Over the same period, Manchester's office market experienced rental growth of 3.1%, whereas Oldham's experienced a 1.3% growth. Over the last five years rental growth for Oldham has been consistently behind the region overall. This trend can also be seen in the type of accommodation and average asking rents. For "4" and "5" star office accommodation (more commonly referred to as Grade A and B) the average asking rent in Greater Manchester is stated to be £26.75 per sq.ft, although Oldham has no Grade A accommodation as such. For lower quality "3" star office accommodation, (Grades B and C), the average asking rent for Greater Manchester is stated to be £15.71 per sq.ft compared with £10.23 per sq.ft for Oldham. Whilst such information is calculated on a broad basis, it is illustrative of a market with Oldham which lacks modern accommodation. (Source: CoStar and Oldham Town Centre Office Market Review).

- 1.10.3 Within Greater Manchester's industrial market, vacancy rates are currently recorded at 3%, whereas Oldham's are currently at 1.2% the lowest sub – market vacancy rate across the Greater Manchester area. The strength of Oldham's industrial market is compounded when rental growth is considered. Within Greater Manchester, rental growth for the last twelve months was recorded at 8% within the industrial market, slightly lower than Oldham's growth of 8.6%.
- 1.10.4 In considering each of the sites and sectors we would anticipate that new enquiries will face competition not only from within Oldham but also other locations within Greater Manchester.
- 1.10.5 In respect of the office market, Greater Manchester is recognised as having a nationally competitive office market, retaining a high supply of modern premises. Additionally, there are sites available for office development within the City Centre, many of which are located close to major public transport facilities. The volume of high quality premises available is continuously supporting growing sectors such as digital and creative, and other business services.
- 1.10.6 The other two primary office markets within the Greater Manchester region are South Manchester and the Quays. The South Manchester area also includes the area surrounding the Airport as well as several town and district centres. An increase in new office supply in Oldham (and other parts of Northern Manchester) will contribute to economic growth for the Borough and region. However the increase of office floor space must be carried out at a sustainable level to ensure a balance between supply and demand.
- 1.10.7 The 2019 Draft GMSF identified the northern areas of Greater Manchester including Oldham, as experiencing a consistent low level of growth in comparison to other areas of the city region, and the forecast is expected to continue. Despite the strong manufacturing base within Oldham, there is considered to be an underutilisation of the remaining property stock. The disparities between Oldham, and the faster growing areas of Greater Manchester, is forecast to increase unless sustainable growth is achieved within the other property sectors in Oldham.
- 1.10.8 The GMSF identified output growth over the last decade as being characterised in Greater Manchester areas by the low productivity growth and increasing share of jobs in lower value sectors which provide comparatively lower income and less secure employment.

## 2.0 INITIAL SIFT – SITE REVIEW MATRIX

---

- 2.1 We have been instructed to undertake a strategic review of existing employment sites within the Borough. In undertaking the assessment, 23 potential sites have been provided to us
- BEA 1-10;
  - SEA 1-10 (excluding SEA 8);
  - Hollinwood Business Park;
  - Chadderton Technology Park; and
  - Foxtendton.
- 2.2 The review of the sites has been undertaken in two parts, with the first involving an initial 'sift' in order to determine which sites are suitable for Oldham's priority sectors. The analysis considered a range of site characteristics in order to determine their suitability, including the age, size, condition, and current use. Following the initial sift, a second more detailed analysis of these sites relevant to the key sectors was undertaken.
- 2.3 The sifting assessment has been considered based upon an analysis of the following principal criteria.
- Accessibility/Special Location;
  - Internal Environment;
  - External Environment;
  - Local Opportunities;
  - Constraints; and
  - Occupational Viability.
- 2.4 In analysing each area, we have sought to establish the key factors relevant across each of the key sectors. This includes the following considerations.
- 2.5 **Accessibility/ Sequential Location**
- 2.5.1 We have considered accessibility with reference to both the road network and public transport linkages. Sites which are well connected to the primary road network and offer good public transport linkages are assessed more highly.
- 2.5.2 In respect of road connectivity, this is an important (but not sole) consideration when assessing a site's accessibility to labour markets and the ease with which goods can be distributed to and from manufacturing and distribution facilities. In relation to offices, sites which are readily accessible to labour will have greater appeal than more isolated opportunities. For industrial uses, the main issue is the transport of goods rather than people; goods vehicles should be able to access the site efficiently and without causing disturbance in residential areas. Strategic distribution warehousing typically needs to be close to motorways or primary routes.



2.5.3 Accessibility by public transport is particularly relevant to large office developments, which employ large numbers of people, and to urban areas. A site assessed as good will have a railway station or bus stop in easy walking distance, with frequent services throughout the day. The range and frequency of services are important factors. In the distribution sector, goods may be transported by rail or water, and operators that use these modes will need to be near specialist freight facilities.

2.5.4 Proximity to established service centres has been factored in to the assessment.

## 2.6 **Internal Environment**

2.6.1 An assessment of this criterion has been used to differentiate between the respective sites. Those sites which are flat and regular-shaped will generally be considered more suitable.

2.6.2 For industrial sites these should have easy vehicle access, including for goods vehicles – which may be small vans, large vans or HGVs – and space for servicing. Larger sites, and those destined for higher value uses, may be visually prominent, and screening and landscaping may be factors in attracting end users. Consideration will also be given to age, condition and suitability for existing uses.

## 2.7 **Surrounding External Environment**

2.7.1 A site assessed as good on this criterion will be close to land uses which are similar to, or compatible with, its proposed employment use. If a general industrial site, for example, it may adjoin other industrial uses and be removed from residential areas. If a science or technology park, it may be close to a higher educational or research establishment. Generally, the visual quality of the surroundings has a more significant bearing in office than industrial markets. Attractive outlooks and freedom from noise and other disturbances are pre-requisites of a good quality office scheme. Proximity to facilities – shopping, restaurants, banks etc – may also be important, as is availability and speed of broadband connectivity.

2.7.2 We understand a significant level of investment is due to be made to improve the broadband connectivity within the Greater Manchester area. We have been advised that in March 2018, Greater Manchester secured 25% of the UK Local Full Fibre Networks (“LFFN”) funding pot to connect over 1300 public sector sites and Urban Traffic Management and Control sites across Greater Manchester. This is expected to encourage further private sector investment of up to £250m and could be worth over £2.1bn to the Greater Manchester economy over the next fifteen years.

2.7.3 The LFFN Programme will have a transformational impact on digital infrastructure in Greater Manchester - leading to an increase of full fibre coverage from 2% now to around 25% within three years. Greater Manchester would then have the best high-speed digital infrastructure coverage of any city-region in the UK. The LFFN Programme is also expected to deliver cost benefits to public sector partners over the medium term and additional cost benefits can be expected from increased competition from providers seeking to provide services to partners over the new fibre network. As a result of this programme, the costs of full fibre infrastructure for partners is fixed for a minimum of 20 years meaning the borrowing costs on upfront capital would be largely offset as there would be no inflation costs.

- 2.7.4 We also understand that Tameside Council has entered into separate arrangements with DCMS for £2.5m of the Greater Manchester LFFN funding. The total LFFN programme funding for rest of Greater Manchester is therefore £21.3m. The grant offer from DCMS requires Greater Manchester to spend the £21.3M DCMS LFFN funding by the end of March 2021. This is a challenging timescale, which requires the LFFN to be procured during Q1 2019/20 to allow sufficient time for network build of over 450km of new fibre.
- 2.7.5 DCMS LFFN grant of £20.465m, together with total partner upfront capital investment of £13.347m (which will negate revenue costs for full fibre access for a minimum of 20 years) will create a £33.812m capital programme to connect over 1300 public sector sites and assets with full fibre. This is summarised in Appendix A. As part of this programme, £835,000 of the DCMS LFFN grant will be allocated to Manchester City Council area to upgrade its existing sites through Public Service Building Upgrade (PSBU) grants. This is the preferred option for Manchester City Council because of the high levels of existing fibre within Manchester City Centre.
- 2.7.6 On an overall basis we understand that the LFFN Programme will see 63 Oldham Council owned sector assets connected with full fibre, significantly improving the wider broadband connectivity and Oldham’s broadband connectivity.
- 2.7.7 This analysis applied to the ‘surrounding external environment’ section of each site was undertaken on the basis of assessing the current general broadband connectivity. The scoring system disregarded the potential future broadband connectivity improvements as a contributing factor to the finalised score.

### 2.8 **Local Opportunities**

- 2.8.1 An assessment has been undertaken to reflect both positive and negative factors local factors. A site is more likely to be taken up if the commercial property market in its immediate locality is experiencing high demand, or land supply is limited, or if it benefits from particular opportunities. For example, there may be known interest from a particular sector or any individual large occupier, or supply-chain opportunities created by a large company moving in nearby. Conversely, a site’s prospects could be adversely affected by an oversupply of space in the locality or the economic aftermath of a plant closure, for example.

### 2.9 **Constraints**

- 2.9.1 For each site the assessment has given consideration to potential obstacles regarding new or continued uses. Across all sectors, those which offer immediate capability and use will be preferred whilst those which have limiting factors will be discounted.
- 2.9.2 In appraising potential constraints we have had regard to both physical and non-physical constraints for each site. Physical constraints may include factors such as ground conditions, land contamination, flood risk, incompatible neighbouring uses or inadequate transport infrastructure. With non-physical factors including restrictions on further expansion, such as multiple ownerships or unwilling landowners.

2.10 **Occupational Viability/ Apparent Market Sentiment**

2.10.1 All of the above factors provide a direct measure and suitability of sites. In addition there is also a need to consider the nature of existing accommodation available and how this is perceived within the market. For example areas with longstanding vacancy and/or under invested stock will be discounted.

2.11 **Initial Sift**

2.12 The matrix used for the initial sift of sites is summarised in the Table below.

SIFT Ranking Template

| <b>Sector:</b> |                              | <b>Accessibility</b> | <b>Internal Environment</b> | <b>External Environment</b> | <b>Local Opportunities</b> | <b>Constraints</b> | <b>Occupational Viability</b> | <b>Selected</b> | <b>Comments</b> |
|----------------|------------------------------|----------------------|-----------------------------|-----------------------------|----------------------------|--------------------|-------------------------------|-----------------|-----------------|
| <b>Site</b>    |                              |                      |                             |                             |                            |                    |                               |                 |                 |
| HBD            | Hollinwood Business District |                      |                             |                             |                            |                    |                               |                 |                 |
| CTP            | Chadderton Technology Park   |                      |                             |                             |                            |                    |                               |                 |                 |
| FD             | Foxdenton                    |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA1           | Wrigley Street               |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA2           | Hawksley Street              |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA3           | Greengate /Broadgate         |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA4           | Busk                         |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA5           | Primrose Bank                |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA6           | Hathershaw                   |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA7           | Higginshaw                   |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA8           | Shaw Road                    |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA9           | Shaw                         |                      |                             |                             |                            |                    |                               |                 |                 |
| BEA10          | Greenacres                   |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA1           | Oak View Mills               |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA2           | Hey Bottom Mill              |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA3           | Chew Valley Road             |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA4           | Boarshurst Lane              |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA5           | Waterside Mill               |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA6           | Delph New Road               |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA7           | Valley Mills                 |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA9           | Warth and Ellis Mills        |                      |                             |                             |                            |                    |                               |                 |                 |
| SEA10          | Greenbridge Lane             |                      |                             |                             |                            |                    |                               |                 |                 |

## 2.0 INITIAL SIFT – SITE REVIEW MATRIX

- 2.13 The initial sift has selected fifteen sites which meet the requirements of at least one sector. The remaining seven sites that were subject to non-qualification through the initial sift were considered to be inadequate when analysing their current strategic market performance, and also potential performance levels with regard to the selected sifting criteria. An assessment was undertaken for the individual sites against the sifting criteria and accordingly ranked based on the current property stock and its condition within each site.
- 2.14 The sites that did not qualify were considered to currently retain an unsuitable property stock and an inadequate potential to achieve a sustainable level of growth within any of the six key sectors. The sites that did qualify through the sift are not considered to currently have a property stock suitable to achieve sustainable growth within a minimum of one of the priority sectors.
- 2.15 The seven sites that did not qualify were not considered to be applicable to any of the key sectors. These sites were as follows.
- Wrigley Street;
  - Hawksley Street;
  - Oak View Mills;
  - Hey Bottom Mill;
  - Chew Valley Road;
  - Boarshurst Lane; and
  - Warth and Ellis Mills.
- 2.16 Wrigley Street
- 2.16.1 The site is considered to only be partially suitable for office accommodation. The site lacks redevelopment potential as a whole and is not considered to be viable in achieving long term growth in any of the sectors that require modern office accommodation.
- 2.16.2 The sectors that require office accommodation should be located closer to Oldham town centre, increasing the strength and economic performance of the Town's key sectors. Despite having good connectivity with Manchester City Centre the location is not entirely beneficial in relation to achieving growth in Oldham's key sector markets.
- 2.17 Hawkley Street
- 2.17.1 The size and range of industrial accommodation on the site is not suitable for achieving a sustainable level of high output within the any of the key sectors that predominantly require industrial accommodation. The existing accommodation is also of a moderate condition and we consider the on-site premises to require high levels of investment in order to achieve high efficiency levels within the key sectors. The internal and external surrounding built environment will also limit the future growth and output capacity of the site.
- 2.18 Oak View Mills
- 2.18.1 The site accommodation is currently considered to be inadequate and unsuitable in fulfilling the sector requirements in consideration to its size and redevelopment potential. The size of the site limits the growth potential and the site does not retain the characteristic considered to be helping achieve and meet the specified sector requirements. The accessibility and connectivity are also considered to be creating limitations for perspective business occupiers in regard to achieving high output levels.

2.19 Hey Bottom Mill

2.20 Accessibility to the site is considered to be poor and unsuitable in the long term for the movement of large vehicles. Whilst the accommodation on site was of a good quality, it is considered to be limited with regard to facilitating any long term growth within any of the six sectors.

2.21 Chew Valley Road

2.21.1 The accommodation on site is considered to be of a poor quality and would require significant redevelopment to create an efficient, high output site. The size of the site and surrounding built environment creates limitation in consideration of future growth. The site is considered to be too small to retain a volume of modern accommodation, that is required as part as efficient site within the six key sectors.

2.22 Broadhurst Lane

2.22.1 The site and surroundings are considered to be too small to accommodate any efficient level of output in any of the six sectors. The accessibility and connectivity links are also considered to be poor, with regard to the location of the site.

2.23 Warth and Ellis Mills

2.23.1 The site and surroundings are considered to be too small to accommodate any an efficient level of output in any of the six sectors. The river running at the rear of the site is also considered to create limitations for future growth. The accessibility and connectivity links are also considered to be poor and would create barriers for perspective business occupiers. The site is not considered to be suitable for any of the six key sectors.

2.24 Each of the sites were considered inadequate to meet sector requirements due differentiating, specific reasons, some of which are listed below:

- The uses classes, size and quality of the current property stock within the site would not enable growth within the specified key sector.
- Residential developments / agricultural land restricting future development and expansion needed to meet sector requirements.
- Established zone of mixed use/ quality. Extremely limited strategic potential & significant investment required.
- Unlikely viability with regard to future regeneration / development.
- Restrictive allocations such as GMSF.
- Current employment site – no real scope for development.

## 3.0 SITE APPRAISAL

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- 3.1 The initial sift identified fifteen sites as meeting the requirements of one (or more) of the key sectors. The fifteen sites shortlisted are
- HBD Hollinwood Business District
  - CTP Chadderton Technology Park
  - FD Foxdenton
  - BEA3 Greengate /Broadgate
  - BEA4 Busk
  - BEA5 Primrose Bank
  - BEA6 Hathershaw
  - BEA7 Higginshaw
  - BEA8 Shaw Road
  - BEA9 Shaw
  - BEA10 Greenacres
  - SEA5 Waterside Mill
  - SEA6 Delph New Road
  - SEA7 Valley Mills
  - SEA10 Greenbridge Lane
- 3.2 The second stage of the assessment has involved a more detailed review of each of the sites in order to provide a holistic review of the existing property stock. The focus of this review has been to undertake a review of the existing stock and how the sites meet the requirements of the key sectors.
- 3.3 The review has involved both a desk-based audit and physical on site external inspection of the site to identify the positive attributes together with potential more negative or limiting factors. This has enabled the production of a property inventory and a means of scoring. The objective of the study is to provide an assessment of the premises overall against the as opposed to an overall stock assessment.
- 3.4 The figures displayed within each of the individual site profiles are based on desktop research. The figures shown for each factor are an indicative percentage. The desktop research considered each individual property on each site to gain a collative overview of the entirety of each site.
- 3.5 The key baseline data points are as follows.

|   |
|---|
| <b>Base Information</b>   |
| • Address   |
| • Type  |
| • Overall size of site/area   |
| • Floorspace in use (by segment/unit size)                              |
| • Floorspace for sale and vacant (by segment/unit size)                 |
| • Potential development plots (by size)                                 |
| <b>Accessibility</b>  |
| • Ease of access to main road network                                   |
| • Proximity to rail, sea and air freight                                |
| • Workforce catchment   |
| • Access by public transport  |
| <b>Internal Environment</b>   |
| • Age and quality of buildings  |
| • Condition   |
| • Suitability for use   |
| • Investment requirement (upgrade / maintenance)                        |
| • Noise and other obvious pollutants                                    |
| • State of the external areas and public realm                          |
| • Parking, internal circulation and servicing                           |
| • Flexibility   |
| <b>Surrounding External Environment</b>                                 |
| • Adjacent land uses constraining operations or quality of uses on site |
| • Perception of the wider environmental quality                         |
| • Local facilities for workforce  |
| • Site access   |
| • Environmental suitability   |
| • Contamination/land stability/on-site structures                       |
| • Amenity of adjacent occupiers   |
| <b>Local opportunities</b>  |
| • Activity of local market  |
| • Particular market suitability   |
| • Specific occupier requirements  |
| • Potential oversupply  |
| <b>Constraints</b>  |
| • Physical obstacles  |
| • Legal / tenure obstacles  |
| • Environmental or infrastructure constraints                           |
| <b>Occupational viability / apparent market sentiment</b>               |
| • Strength of local demand in segment                                   |
| • Recent market activity on site  |



## 4.0 SECTOR REVIEW

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- 4.1 Whilst there are some elements of commonality between the six priority sectors, the requirements of each sector will vary and we have sought to identify the principal requirements for each in order to assess the suitability of each site.
- 4.2 **Construction:**
- |                               |  |
|-------------------------------|--|
| <i>Accessibility</i>          | Good road network with the capacity to easily facilitate the movement of construction materials and supplies. Easy access to main highways and motorways.                        |
| <i>Internal Environment</i>   | Modern office or industrial accommodation with self-contained external areas for either staff parking or construction equipment storage.   |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment. Similar use classes obtained by surrounding area. Surrounding residential areas considered with regard to noise pollution. |
| <i>Local Opportunities</i>    | Consideration given to the Active local property market and demand for businesses classified within the proposed sector.   |
| <i>Constraints</i>            | No obvious constraints for proposed use that would lower the suitability of an individual site for the proposed sector.  |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use. Consideration is given to the current on-site use classes, development potential and long term sustainable growth levels.            |
- 4.3 **Health and social care:**
- |                               |  |
|-------------------------------|--|
| <i>Accessibility</i>          | Good nearby road networks to facilitate vehicle viable access for Employees in and out of the proposed site. Viable public transport links to other surrounding areas, enabling easy access into the site. |
| <i>Internal Environment</i>   | Provision of modern office facilities with a high capacity to accommodate large businesses.  |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment. Adequate support services within the surrounding area. Limited restrictive factors that may potentially affect the proposed site.                    |
| <i>Local Opportunities</i>    | Active local property market with adequate levels of demand with regard to the proposed sector. Economic viability to fulfil the sector requirements.  |
| <i>Constraints</i>            | No obvious constraints for proposed use. Limited factors that may restrict achieving growth in the proposed sector.  |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use. Considered to have strong suitability to fulfil all sector requirements  |
- 4.4 **Digital industries:**
- |                      |  |
|----------------------|--|
| <i>Accessibility</i> | Good nearby road networks to facilitate viable vehicle access for Employees in and out of the proposed site. Viable public transport links to other surrounding areas, enabling easy access into the site. |
|----------------------|--|

|                               |  |
|-------------------------------|--|
| <i>Internal Environment</i>   | Provision of modern office facilities with a high capacity to accommodate large businesses. Internal facilities that are suitable for digital uses.  |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment. Adequate support services within the surrounding area. Limited restrictive factors that may potentially affect the proposed site.                    |
| <i>Local Opportunities</i>    | Active local property market with adequate levels of demand With regard to the proposed sector. Economic viability to fulfil the sector requirements.  |
| <i>Constraints</i>            | No obvious constraints for proposed use. Limited factors that may restrict achieving growth in the proposed sector.  |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use. Considered to have strong suitability to fulfil all sector requirements  |
| <br>                          |  |
| 4.5                           | <b>Business and professional services:</b>   |
| <i>Accessibility</i>          | Good nearby road networks to facilitate viable vehicle access for Employees in and out of the proposed site. Viable public transport links to other surrounding areas, enabling easy access into the site. |
| <i>Internal Environment</i>   | Provision of modern office facilities with a high capacity to accommodate large businesses. Internal office facilities that are adequate for large business occupiers to operate from.                     |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment. Adequate support services within the surrounding area. Limited restrictive factors that may potentially affect the proposed site.                    |
| <i>Local Opportunities</i>    | Active local property market with adequate levels of demand With regard to the proposed sector. Economic viability to fulfil the sector requirements.  |
| <i>Constraints</i>            | No obvious constraints for proposed use. Limited factors that may restrict achieving growth in the proposed sector.  |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use. Considered to have strong suitability to fulfil all sector requirements  |
| <br>                          |  |
| 4.6                           | <b>Manufacturing sub-sectors:</b>  |
| <i>Accessibility</i>          | Good road network with the capacity to easily facilitate the movement of manufacturing materials and supplies. Easy access to main highways and motorways.   |
| <i>Internal Environment</i>   | Modern industrial and advanced manufacturing accommodation. A range of premises size's to facilitate small and large manufacturing occupiers.  |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment. Similar use classes obtained by surrounding area. Surrounding residential areas considered with regard to noise pollution.                           |
| <i>Local Opportunities</i>    | Consideration given to the Active local property market and demand for businesses classified within the proposed sector.   |

|                               |   |
|-------------------------------|---|
| <i>Constraints</i>            | No obvious constraints for proposed use that would lower the suitability of an individual site for the proposed sector.   |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use. Consideration is given to the current on-site use classes, development potential and long-term sustainable growth levels. |

#### 4.7 **Logistics:**

|                               |   |
|-------------------------------|---|
| <i>Accessibility</i>          | Good road network with the capacity to easily facilitate the movement of manufacturing materials and supplies. Easy access to main highways and motorways.            |
| <i>Internal Environment</i>   | Modern premises and adequate site availability. A range of premises size's to facilitate small large logistical occupiers.  |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment. Similar use classes obtained by surrounding area.   |
| <i>Local Opportunities</i>    | Consideration given to the active local property market and demand for businesses classified within the proposed sector.  |
| <i>Constraints</i>            | No obvious constraints for proposed use that would lower the suitability of an individual site for the proposed sector.   |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use. Consideration is given to the current on-site use classes, development potential and long-term sustainable growth levels. |

4.8 Having determined the key requirements of each sector we have then undertaken an assessment of each site, utilising the information sourced from the site appraisals against the requirements of the key sectors. It is appreciated that some sites may be suitable for more than one sector and therefore a scoring matrix has been implemented to determine the level of suitability required.

#### 4.9 **Scoring Methodology/ Matrix**

4.10 To achieve a systematic ranking method for each site against each sector, a scoring system was implemented for the assessment criteria. Each site was assessed on a scale basis, with each of the sub – sectors of the assessment criteria being scored from 1 to 5. Within the scoring, 1 was considered to be very poor and 5 was considered to be excellent. The 'constraints' section was scored as a negative, meaning the score given for this section was subtracted from the total score of the other 5 sections. The system produces a highest possible score for a site to achieve with regard to a specified sector as 25.

Positive scoring;

- Accessibility
- Internal Environment
- Surrounding External Environment
- Local Opportunities
- Occupational Viability

Negative scoring;

- Constraints

4.13 The scoring system has enabled the sites to be ranked within each sector based on the evidence collected and the suitability of each site to each sector. On the basis of the adopted scoring systems qualification method, if a site achieved a scoring of 15 or above, it was considered suitable for the specified sector.

4.11 The results of the scoring matrix are presented in the following tables.

#### 4.12 **Construction**

4.13 The sites were scored for the construction sector on a basis of their current uses and potential for growth and achieving an efficient level of output. The sites ideally suited for the construction industry require predominantly large areas of land that have previously/ currently had a construction use. We consider sites with similar surrounding uses to retain a high growth potential.

| <b>Construction</b>                 |    |   |
|-------------------------------------|----|---|
| <b>Higginshaw</b>                   | 21 | There are construction sector uses evident within the site and within the immediate surrounding area. There is considered to be a positive property market and demand suitability and evidence of land availability for expansion. The site is considered suitable for the construction sector despite there being a mix of use classes within the site.  |
| <b>Primrose Bank</b>                | 20 | The site comprises mainly construction and manufacturing occupiers. The condition of property on site is mixed and includes some good quality purpose-built construction facilities. There is a lack of surrounding space to achieve future growth. The Immediate general use classes are suitable with evidence of high occupation rates.  |
| <b>Hathershaw</b>                   | 17 | here is construction sector uses evident within the site, with positive property market and demand suitability. The site is suitable for the construction sector but development is required in a specific area (vacant Mill site). The Uses of existing surrounding businesses are considered to be suitable.  |
| <b>Hollinwood Business District</b> | 16 | The site is currently an established mixed zone but is considered to have development potential with areas of vacant land. There is evidence of positive property market and demand suitability with evidence of high occupancy rates. There is also opportunity for new construction sites on large vacant plots. The entirety of site is considered unsuitable for the construction sector. There is evidence of high occupation rates, and land availability for new construction sites but would be best suited for business use. |

| <b>Construction</b>               |    |   |
|-----------------------------------|----|---|
| <b>Chadderton Technology Park</b> | 16 | The site is currently an established zone of multiple industrial estates and is considered to have some potential for renewal and redevelopment. There is evidence of some construction sector uses and positive property market and demand suitability. The site is considered to be suitable for the proposed sector but a large portion of site is industrial. A segment of Uses of existing surrounding businesses are considered suitable, but the current mixed-use classes creates limitations.  |
| <b>Greengate /Broadgate</b>       | 15 | The site is a major established commercial / industrial zone. There is evidence of new build properties and construction uses on site. There is considered to be potential for further expansion of the sector. The site is considered suitable for proposed sector but it is predominantly mixed use with limited opportunity to develop into a predominately construction based site. There are construction sector uses evident on site but there is a significant amount of uses of existing surrounding businesses are that are considered unsuitable. |
| <b>Greenacres</b>                 | 15 | The site is compact with multiple small properties that are mixed use - mainly manufacturing which have a lack of external spaces. The site has high manufacturing & construction occupation rates with potential for development.  |
| <b>Busk</b>                       | 10 | There is evidence of modern premises but a lack of construction-based occupiers and external space. The site is considered unsuitable for the construction sector as a significant change of use would be required. The current uses of existing surrounding businesses are not considered to be suitable.  |
| <b>Shaw Road</b>                  | 9  | The site comprises a large mill building and small industrial units, which are not suitable for the construction sector. The construction industry is relatively strong within surrounding environment, but there is limited development potential given the proximity to surrounding residential areas. The site is not suitable for the construction sector.  |
| <b>Foxdenton</b>                  | 9  | The site comprises mainly vacant land with part of it being a designated employment site with an adjoining area designated for new housing developments. The local market and demand is not considered to be prominent in the area. Any new development would need to be compatible with the adjoining residential development. We consider this site to be unsuitable for the construction sector.   |
| <b>Valley Mills</b>               | 6  | The site is located in a relatively remote area, the river running through the site may cause access issues for larger vehicle. There is evidence of modern properties on site but there is a lack of external space and the compatibility between the uses is not considered positive. It is currently put to use for employment use with limited scope for further development.   |

| <b>Construction</b>     |   |  |
|-------------------------|---|--|
| <b>Delph New Road</b>   | 5 | The site is located in a relatively remote area, and it is considered that large vehicle access is restricted. There is also a lack of modern properties with self - contained external areas. The local property market and demand is not considered to be modest. The site is not suitable for the proposed sector principally due to access and size constraints.                 |
| <b>Waterside Mill</b>   | 4 | The site has a lack of modern properties and the existing use classes are not considered compatible. The local property market and demand are considered unsuitable with consideration to being located close to small village. There is one large property on site, and there is limited external space. The uses of existing surrounding businesses are not considered compatible. |
| <b>Shaw</b>             | 3 | The site is generally unsuitable as it mainly comprises large manufacturing & distribution premises. The immediate site property use classes are considered unsuitable. The site is considered to be unsuitable for proposed sector.   |
| <b>Greenbridge Lane</b> | 2 | The site currently has a lack of modern properties and the existing uses are not considered to be compatible. Demand for such uses within the area appears subdued. The site is not considered to be suitable for construction sector.   |

#### 4.14 Health and Social Care

4.15 The sites that have been highly scored against the health and social care sector principally comprise of sites that retain modern premises and/or the redevelopment potential to increase the amount of modern premises on site. Sector growth within sites also requires good transport access and road connectivity and a suitable surrounding environment, such as modern office/ residential accommodation.

| <b>Health and social care</b>       |    |   |
|-------------------------------------|----|---|
| <b>Busk</b>                         | 20 | The site has modern premises with an existing health and social care centre. There is a strong property market and demand appears to be good. The uses of existing surrounding businesses are considered suitable and the site on a whole is considered suitable for the health and social care sector.     |
| <b>Hollinwood Business District</b> | 19 | The site is predominantly an established mixed zone and has development potential. There is currently an active property market and demand with high occupation rates. The site includes land available new build development. The site is considered to be suitable for the health and social care sector. |

| <b>Health and social care</b>     |    |   |
|-----------------------------------|----|---|
| <b>Greengate /Broadgate</b>       | 17 | The site is a major established commercial / industrial zone. There is evidence of new build industrial property coming forward on site. There is positive property market with good demand. The site is considered suitable for the health and social care sector, but consideration must be made to the large portion of site that is industrial and how any new development would interface with this. |
| <b>Foxdenton</b>                  | 16 | There is potential for a large development scheme on site, creating the provision of large modern office facilities and health centres. The site is considered to have potential development potential and high suitability for the health and social care sector.  |
| <b>Hathershaw</b>                 | 13 | There are development opportunities presented by on-site mills. There is a positive property market in the area and good demand. The site is considered suitable for the health and social care sector, but development is required.  |
| <b>Chadderton Technology Park</b> | 10 | The site is an established zone of multiple industrial estates with some potential for renewal and redevelopment. The site is considered suitable for the health and social care sector, but consideration must be made to the large portion of site that is industrial and how any new development would interface with this.  |
| <b>Primrose Bank</b>              | 9  | The site is currently typified by construction and manufacturing occupiers. There is some potential for redevelopment into modern office accommodation, but there is a lack of immediate complementary uses and therefore it is not considered suitable for the health and social care sector.  |
| <b>Valley Mills</b>               | 9  | The site includes modern properties and is located central to the local village. It is a currently an employment site with no real scope for development. There is a lack of complementary property use classes and it is considered unsuitable for the health and social care sector.  |
| <b>Greenacres</b>                 | 9  | The site is mixed use but mainly consisting of traditional manufacturing premises. The site is considered unsuitable for the health and social care sector.   |
| <b>Shaw</b>                       | 8  | he site has an unsuitable property stock, mainly comprising large manufacturing & distribution premises. The uses of existing surrounding businesses are not considered to be complementary. The site is not considered suitable for the health and social care sector.   |
| <b>Higginshaw</b>                 | 7  | he site is typified by mixed quality industrial properties which are not considered complementary to this sector. There is potential for development but a lack of compatible surrounding property use classes. The site is not considered to be suitable for the health and social care sector.  |

| <b>Health and social care</b> |   |   |
|-------------------------------|---|---|
| <b>Shaw Road</b>              | 5 | The site has a lack of modern properties and the uses of existing surrounding businesses are not considered to be complementary. The site is not suitable for the Health and social care sector.  |
| <b>Delph New Road</b>         | 5 | The uses of existing surrounding businesses are not considered suitable and the site is not suitable for the health and social care sector.   |
| <b>Waterside Mill</b>         | 4 | There is a lack of modern properties & unsuitable use classes on site. The local property market is relatively weak for the health and social care sector. The site is also included within GMSF allocation. The uses of existing surrounding businesses are considered unsuitable.   |
| <b>Greenbridge Lane</b>       | 4 | There is a lack of modern properties and existing uses on site are not considered complementary. The local property market and demand is considered weak for the health and social care sector. The uses of existing surrounding businesses are not suitable for the proposed sector. The site is not considered to be appropriate for the health and social care sector. |

#### 4.16 Digital Industries

4.17 The sites that scored highly within the digital industries sector retain a high provision of modern office facilities and the capacity to accommodate businesses that require a supporting digital network. Growth within this sector is highly dependent on businesses operating out of modern premises, enabling a competitiveness against other regional areas and increasing the opportunities and links with Manchester. Adequate support services within the surrounding area and good nearby road networks/ connectivity routes to Manchester City Centre are considered to be significant contributing factor to the suitability of the sites.

| <b>Digital Industries</b>           |    |  |
|-------------------------------------|----|--|
| <b>Hollinwood Business District</b> | 21 | The site is predominantly an established mixed zone and has modern office accommodation available with further development potential onsite. There is considered to be a positive property market with consistent demand. The site is considered to be suitable for the proposed sector, despite mixed use classification. |
| <b>Foxdenton</b>                    | 17 | The site has good accessibility with good access to Oldham Town Centre and wider region. There is potential for large development scale development on site. The site is considered to have development potential and high suitability for the digital industries sector.  |



| <b>Digital Industries</b>         |    |   |
|-----------------------------------|----|---|
| <b>Greengate /Broadgate</b>       | 17 | The site is a major established commercial / industrial zone but there is also evidence of new build office accommodation on site. The site is considered to have a positive property market and good demand with high occupancy rates. The site is considered suitable for the sector.   |
| <b>Chadderton Technology Park</b> | 16 | The site is an established zone comprising multiple industrial premises with some potential for renewal and redevelopment into modern office accommodation. The site has suitability for the digital sector, but a large portion of site is industrial use.   |
| <b>Busk</b>                       | 13 | The site has an existing array of modern premises, but these are principally focused upon the retail sector. The site has a limited availability of suitable property for the digital industries sector. The uses of existing properties are not considered compatible.   |
| <b>Hathershaw</b>                 | 11 | The site offers development opportunities presented by on-site mills and vacant space. The uses of existing surrounding businesses are not suitable but there is potential for Mill redevelopment into modern office accommodation.   |
| <b>Greenacres</b>                 | 10 | The site is mixed use, predominantly manufacturing with low value properties. There is potential for development of varying sizes of property into office accommodation. There is considered to be a positive property market with good demand and high occupancy rates. There is potential for redevelopment of properties for the digital industries sector. The site is currently deemed unsuitable for the proposed sector.                 |
| <b>Shaw Road</b>                  | 8  | The site has a lack of modern properties but there is development potential. The site also has good road access. The digital industries sector is not established within the immediate area. The uses of existing surrounding businesses are not considered compatible.   |
| <b>Shaw</b>                       | 7  | The site is considered to have an unsuitable property stock on site, mainly comprising large manufacturing & distribution premises. The uses of existing surrounding businesses are considered unsuitable although some office space exists which could offer some potential.   |
| <b>Valley Mills</b>               | 5  | The site is located in a relatively remote area, there is main road access, but poor public transport links. There are modern properties included on site and some complementary uses. The location is central to the local village, but the site currently is considered to have a lack of digital sector occupational. There is a lack of immediate general suitable property use classes but the site does include a modern office building. |

| <b>Digital Industries</b> |            |   |   |
|---------------------------|------------|---|---|
| <b>Delph Road</b>         | <b>New</b> | 5 | The site is located in a relatively remote area and has poor public transport facilities. There is evidence of modern office properties on site currently occupied by a technological business. There is a lack of availability of complementary services and support sectors. The site is considered to be too remote and small to achieve optimum sector occupational demand.   |
| <b>Higginshaw</b>         |            | 5 | The site has a variety of mixed quality industrial properties, these uses are considered incompatible with the digital industries sector, but there is potential for development. The local property market and levels of demand are not considered suitable for the digital industries sector. The majority of the uses of existing surrounding businesses are not compatible, but some modern premises on site offer partial suitability. |
| <b>Primrose Bank</b>      |            | 5 | The site has a good central location within Oldham with good public transport links. The site comprises large manufacturing/ construction properties and lacks any existing occupational sector presence. The site location is beneficial for the proposed sector, but the quality of the on-site premises create significant limitations. The site is considered unsuitable for the digital industries sector.                             |
| <b>Greenbridge Lane</b>   |            | 3 | There is a general lack of modern properties and existing uses are not considered to be compatible. There is limited demonstrated demand from digital business occupiers within the area. The site on a whole is not suitable for digital industries sector   |
| <b>Waterside Mill</b>     |            | 1 | There is a lack of modern properties and existing uses on site are not considered to be complementary. There is not currently active demand and requirements within the digital sector. The uses of existing surrounding businesses are not considered to be compatible and the site as a whole is not considered suitable for the digital industries.  |

#### 4.18 **Business Services**

4.19 The sites that scored highly within the Business and Professional services sector have existing modern office facilities and the potential to add to this with capacity to accommodate large businesses. A central location within Oldham facilitates links with an active local property market with sufficient levels of demand within the surrounding area of the site. Occupational demand is predominantly based on the provision of modern premises and locational connectivity to surrounding GM region and business centres.

| <b>Business Services</b>            |    |  |
|-------------------------------------|----|--|
| <b>Hollinwood Business District</b> | 23 | The site is an established employment area and offers with development potential. There is modern office accommodation available within the site. The site is considered to have positive property market with good demand from established businesses. It is suitable for the business services sector, despite the mixed use classification.   |
| <b>Greengate /Broadgate</b>         | 19 | The site is a major established commercial / industrial zone. There is evidence of new build office accommodation on site and potential to expand. There is also evidence of a positive property market with high occupancy rates onsite. The site is considered to be suitable for the business services sector despite the large industrial uses adjacent.   |
| <b>Foxdenton</b>                    | 17 | The site has good accessibility with easy access to Oldham Town Centre and Manchester City Centre. There is potential for a large development scheme on site, creating the provision of large modern office facilities. The site is considered to have development potential and high suitability for the Digital industries sector.   |
| <b>Primrose Bank</b>                | 16 | The site has a good central location within Oldham with good public transport links. The use classes are considered to be unsuitable, predominantly comprising large manufacturing/ construction properties. There is a lack of proposed sector occupational presence. The location is considered to be beneficial for the business services sector, but on site premises create significant limitation. |
| <b>Greenbridge Lane</b>             | 15 | The site is located in a relatively remote area with poor public transport links. There is a lack of modern properties on site and existing uses are not fully compatible. The site is considered unsuitable for the business services sector.   |
| <b>Valley Mills</b>                 | 15 | The site includes modern properties. However there is a lack of compatible uses within the area. There is evidence of small business centres within a relatively close proximity. The immediate suitable property use classes are limited but the site includes a large new build office accommodation.  |
| <b>Delph New Road</b>               | 15 | The site is located in a relatively remote area with poor public transport links. There is modern office accommodation available but it is limited. The site is considered to have partial suitability for the business services sector but is limited by size and the availability of space.  |
| <b>Waterside Mill</b>               | 15 | The site is located in a relatively remote area with poor public transport links. The single property on site is currently a business centre and appears to have large office accommodation that is occupied. The immediate site uses are suitable, but opportunities for further expansion and development are limited.   |

| <b>Business Services</b>          |    |  |
|-----------------------------------|----|--|
| <b>Hathershaw</b>                 | 15 | There are currently development opportunities presented by on-site mills and vacant land. There is evidence of sector specific occupiers on site. However the uses of existing surrounding businesses are not currently suitable. There is potential for mill redevelopment into office accommodation. Significant development is required for a strong sector suitability.      |
| <b>Busk</b>                       | 15 | The location and accessibility of the site are considered to be suitable with evidence of good public transport links. The site contains modern premises with an array of existing business and professional services on site. The uses of existing surrounding businesses are considered as suitable although redevelopment of existing accommodation is likely to be required. |
| <b>Chadderton Technology Park</b> | 14 | The site is typified by a variety of industrial premises. There is some potential for renewal and redevelopment of modern office accommodation. The site is considered to have high suitability for proposed sector although the existing and proposed uses may conflict.  |
| <b>Shaw</b>                       | 13 | The site has an existing property stock of mainly large manufacturing and distribution premises. Further development has come forward ancillary to these uses. The surrounding uses are not considered suitable and there are limited opportunities for further development.   |
| <b>Greenacres</b>                 | 13 | The site is mixed use consisting of mainly manufacturing and small business occupiers. There is considered to be an active property market with good demand and high occupancy rates. Future development is only likely via redevelopment of existing properties.  |
| <b>Shaw Road</b>                  | 6  | The location of the site and accessibility is considered to be suitable. There is a lack of modern properties and range in variety, but the site is considered to have development potential to accommodate business services. The uses of existing surrounding businesses are not entirely complementary and therefore the site has not been considered suitable.               |
| <b>Higginshaw</b>                 | 5  | The site has mixed quality industrial properties and business use classes. There is clear potential for development of larger business sites. The site is not considered to be suitable for the business services sector as there is currently other dominant and some conflicting uses on site.   |

## 4.20 Logistics

4.22 The sites that scored highly within the logistics sector predominately retain a good location with regard to main highways and motorways, facilitating good connectivity and accessibility. Significant consideration was also given to the current on-site use classes including the current capacity to facilitate logistics businesses on a large scale. The development potential and long term sustainable growth levels of a logistics site were also analysed, with consideration of the site capacity of large modern premises.

| <b>Logistics</b>                    |    |   |
|-------------------------------------|----|---|
| <b>Hollinwood Business District</b> | 22 | The location and accessibility are considered to be suitable, with direct access to the main highway and easy access to the motorway. The site is an established mixed zone and has development potential. Modern office and warehouse accommodation is already available. There is evidence of current logistic business occupiers within a close proximity. The site is considered to have an active property market with good demand and high occupancy rates. The site is considered suitable for the logistics sector, despite a mixed use classification. |
| <b>Shaw</b>                         | 22 | The site is considered to have compatible uses on site which includes large manufacturing and distribution premises with internal office accommodation. There is development potential with regard to surrounding mills and external space. The site is predominantly a distribution site for large scale occupiers, and the uses of existing surrounding businesses are considered suitable.   |
| <b>Greengate /Broadgate</b>         | 20 | The location and accessibility of the site are considered to be suitable with direct access to main roads. The site is predominantly mixed use including a high volume of industrial businesses. There is evidence of multiple occupation but the site is considered to have high suitability for the logistics sector with a significant number of existing surrounding businesses already in place.   |
| <b>Higginshaw</b>                   | 19 | The site is located relatively centrally to Oldham with good access to main roads. The property stock mainly comprises mixed quality industrial and business premises. There is evidence of multiple logistics business occupiers. There is evidence of compatible surrounding property uses. There is good quality office and warehouse accommodation within the area to fulfil sector requirements.   |
| <b>Hathershaw</b>                   | 18 | The existing site includes business with supplementary logistics uses. There is potential for further development within vacant land. The existing road networks are considered adequate.   |
| <b>Shaw Road</b>                    | 17 | The site includes logistics occupiers on site but there is a lack of modern properties and range in variety. The site has good access within Oldham and easy access to nearby motorways. The uses of existing surrounding businesses are considered to be suitable. The existing site is densely developed which is likely to limit future development.   |

| <b>Logistics</b>                  |    |  |
|-----------------------------------|----|--|
| <b>Greenacres</b>                 | 16 | The site is mixed use and there is evidence of multiple related occupiers. There is currently a positive property market with high occupancy rates. The current property stock requires development to increase sector suitability.  |
| <b>Foxdenton</b>                  | 10 | <p>The site has good accessibility with good access to Oldham Town Centre and Manchester City Centre. The current property demand is considered to be fairly suitable in consideration of the logistics sector, with having a close locality to Greengate/ Broadgate but there is a lack of logistic business occupiers. The site is considered unsuitable the logistics sector.</p> <p>We understand that a section of Foxdenton has recently been released for a new housing development as a part of the councils housing allocation. With consideration of the proposed new housing development we considered the logistics sector to be less suitable for Foxdenton. The close proximity to large new housing development could present a potential conflict via the movement of heavy vehicles, and high levels of noise pollution.</p> <p>Although the site is considered to score highly for the locational aspect, with strong connectivity to the main roads and motorway access, the movement of large vehicles within a close vicinity a large housing development would not comply.</p> |
| <b>Primrose Bank</b>              | 9  | The site is currently occupied by large manufacturing/ construction properties. There is a lack of logistic sector businesses on site. The location is beneficial for proposed sector, although further development is likely to only be delivered via redevelopment of existing premises.   |
| <b>Chadderton Technology Park</b> | 9  | The site is an established zone of multiple industrial estates. There is some potential for renewal and redevelopment of existing premises although there is a lack of external space within the site. However, the site is considered to have limited suitability for the logistics sector.   |
| <b>Busk</b>                       | 8  | The site contains modern premises with warehouse and office accommodation. The property stock is predominantly occupied by retail businesses. The site is considered to have compatible surrounding and environment suitability with a close proximity to highways. However, there are limited opportunities to accommodate logistics business within the site.  |
| <b>Delph New Road</b>             | 5  | The site is located in a relatively remote area with limited access. There is modern office accommodation available, but limited space for large scale logistical operations. There is partial suitability for the proposed sector, but this is limited by size and availability of space. There is minimal capacity to accommodate large scale businesses.  |
| <b>Greenbridge Lane</b>           | 3  | The site is located in a relatively remote area, with poor access links. There is a lack of modern properties and external space. The uses of existing surrounding businesses are considered to be unsuitable and the site is not considered suitable for the logistics sector.  |

| <b>Logistics</b>      |   |   |
|-----------------------|---|---|
| <b>Valley Mills</b>   | 3 | The site includes modern properties and is considered to have partial suitability for use class. There is limited access and space availability on site. It is a current employment site, with no real scope for further development and low suitability for sector requirements. There is a lack of immediate general suitable property use classes but includes a large new build office accommodation. |
| <b>Waterside Mill</b> | 2 | The site is located in a relatively remote area with poor access links. The single property on site is currently a business centre with limited external space. The site access, size and use do not fulfil sector requirements.  |

#### 4.21 **Manufacturing sub-sectors:**

4.22 The sites were scored for the manufacturing sector on a basis of their current uses and potential for growth and achieving an efficient level of output. The sites ideally suited for the manufacturing industry are larger sites or current manufacturing facilities that are able to operate on a large scale basis. Sites were also analysed based on the road network surrounding the site and the capacity to facilitate the movement of manufacturing materials and supplies via large/ heavy vehicles. The surrounding areas should not cause any limitation on the productivity levels of the manufacturing site.

4.23 Areas of land that have previously/ currently had a construction use. We consider sites with similar surrounding uses to retain a high growth potential.

| <b>Manufacturing</b> |    |  |
|----------------------|----|--|
| <b>Higginshaw</b>    | 23 | There is evidence of multiple manufacturing business occupiers on site, and the property stock is considered to have high suitability to fulfil the manufacturing sector requirements. There is a positive property market with good demand and land availability for expansion. The uses of existing surrounding businesses are considered suitable.                            |
| <b>Shaw Road</b>     | 20 | The site comprises purpose-built manufacturing accommodation and also a range of modern and older manufacturing premises. The manufacturing industry is strong within surrounding environment, although the wider area is residential in character. It is predominately a manufacturing site with high sector occupancy rates but limited opportunities for further development. |
| <b>Hathershaw</b>    | 19 | There is evidence of manufacturing and business occupiers within the site and the property stock is considered to be suitable, fit for use for the manufacturing sector. Development may be required on the vacant mill site in order to increase site suitability. The uses of existing surrounding businesses are considered suitable.   |

| <b>Manufacturing</b>                |    |  |
|-------------------------------------|----|--|
| <b>Hollinwood Business District</b> | 17 | The site is an established mixed-use area with development potential given vacant land on site. There is evidence of manufacturing business occupiers. The site is considered to have a positive property market and there is presently good demand. There is an opportunity for new manufacturing accommodation on vacant plots.  |
| <b>Greenacres</b>                   | 17 | The site is an established mixed zone with development potential in areas of vacant land. There is evidence of manufacturing business occupiers. The site is considered to have a positive property market with good demand and opportunities for new manufacturing accommodation on vacant plots. The entirety of site is not suitable for the manufacturing sector. There is mixed use classes throughout the site, with residential developments currently proposed, but there is still high occupancy rates of manufacturing businesses. |
| <b>Greengate /Broadgate</b>         | 16 | The site is a major established commercial / industrial zone with evidence of new build property on site. Manufacturing uses exist within the site and wider area. The site is suitable for the proposed sector but is currently a predominantly mixed use site.   |
| <b>Greenbridge Lane</b>             | 15 | The site currently has evidence of suitability for proposed sector. It is currently utilised for scientific manufacturing purposes with large internal manufacturing accommodation. There is limited current property stock and limited future growth potential of the site.   |
| <b>Delph New Road</b>               | 15 | The site is located in a relatively remote area where large vehicle access may be limited. There is a lack of modern properties on site but the mill properties within the site offer some potential sector suitability. There is evidence of suitability for the proposed sector, but access and size cause limitations. The uses of existing surrounding businesses offer suitability for small scale businesses.  |
| <b>Chadderton Technology Park</b>   | 15 | The site is an established zone comprising multiple industrial estates. There is some potential for renewal and redevelopment. There is evidence of some manufacturing uses on site. The environmental suitability is considered to be strong and there is further development potential.  |
| <b>Primrose Bank</b>                | 13 | The site is located central within Oldham with good access by road with a number of construction and manufacturing occupiers. The condition of the property on site is mixed, including some good quality, purpose build manufacturing accommodation. The immediate general site is considered to have suitable property use classes with high sector occupation rates.  |
| <b>Busk</b>                         | 11 | The site comprises some modern premises with evidence of manufacturing occupiers but is predominately retail. Varying use classes on site limit fulfilling sector requirements. The surrounding uses are considered to potentially conflict with this sector. There is a moderate level of suitability for the manufacturing sector only.  |



| <b>Manufacturing</b>  |    |   |
|-----------------------|----|---|
| <b>Shaw</b>           | 10 | There is a lack of modern properties with only partial suitability for manufacturing sector requirements on site. It is currently predominantly a distribution site; the uses of existing surrounding businesses are considered unsuitable. The property stock has potential for change in use.   |
| <b>Foxdenton</b>      | 8  | The site has good accessibility with good access to Oldham Town Centre and Manchester City Centre. The current property demand is considered to be fairly suitable, with having a close locality to Greengate/ Broadgate with a high volume of manufacturing occupiers. However any future development could conflict with the existing housing delivery.   |
| <b>Valley Mills</b>   | 7  | The site is located in a relatively remote area. The River running through the site may cause large vehicle access issues with regard to future growth potential. There is evidence of modern properties on site but there is a lack of external space. The mill building offers large internal areas for manufacturing purposes. There is a lack of immediate general suitable property use classes and is considered to be too small for the proposed sector. |
| <b>Waterside Mill</b> | 4  | There is a lack of modern properties & unsuitable use classes on site and poor access to the rear external space. There is one large property on site with high site coverage. The site is considered to be unsuitable use class.   |

4.24 The respective sites are therefore considered suitable for the following sectors.

| <b>Site:</b>                        | <b>Applicable Sector/ Sector's</b>  |
|-------------------------------------|---|
| <b>Hollinwood Business District</b> | <ul style="list-style-type: none"> <li>- Construction</li> <li>- Digital</li> <li>- Manufacturing</li> <li>- Health &amp; social care</li> <li>- Logistics</li> <li>- Business/ Services</li> </ul> |
| <b>Chadderton Technology Park</b>   | <ul style="list-style-type: none"> <li>- Construction</li> <li>- Digital</li> <li>- Manufacturing</li> </ul>  |
| <b>Greengate / Broadgate</b>        | <ul style="list-style-type: none"> <li>- Construction</li> <li>- Digital</li> <li>- Health &amp; Social Care</li> <li>- Logistics</li> <li>- Manufacturing</li> <li>- Business/ Services</li> </ul> |
| <b>Busk</b>                         | <ul style="list-style-type: none"> <li>- Health &amp; Social Care</li> <li>- Business/ Services</li> </ul>  |
| <b>Primrose Bank</b>                | <ul style="list-style-type: none"> <li>- Construction</li> <li>- Business/ Services</li> </ul>  |

| Site:                   | Applicable Sector/ Sector's  |
|-------------------------|--|
| <b>Hathershaw</b>       | <ul style="list-style-type: none"> <li>- Construction</li> <li>- Logistics</li> <li>- Manufacturing</li> <li>- Business/ Services</li> </ul> |
| <b>Higginshaw</b>       | <ul style="list-style-type: none"> <li>- Construction</li> <li>- Logistics</li> <li>- Manufacturing</li> </ul>                               |
| <b>Shaw Road</b>        | <ul style="list-style-type: none"> <li>- Logistics</li> <li>- Manufacturing</li> </ul>   |
| <b>Shaw</b>             | <ul style="list-style-type: none"> <li>- Logistics</li> </ul>  |
| <b>Greenacres</b>       | <ul style="list-style-type: none"> <li>- Construction</li> <li>- Logistics</li> </ul>  |
| <b>Waterside Mill</b>   | <ul style="list-style-type: none"> <li>- Business/ Services</li> </ul>   |
| <b>Delph New Road</b>   | <ul style="list-style-type: none"> <li>- Manufacturing</li> <li>- Business/ Services</li> </ul>  |
| <b>Valley Mills</b>     | <ul style="list-style-type: none"> <li>- Business/ Services</li> </ul>   |
| <b>Greenbridge Lane</b> | <ul style="list-style-type: none"> <li>- Manufacturing</li> <li>- Business/ Services</li> </ul>  |
| <b>Foxdenton</b>        | <ul style="list-style-type: none"> <li>- Digital</li> <li>- Business/ Services</li> <li>- Health &amp; Social Care</li> </ul>                |

## 5.0 CONCLUSION

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- 5.1 The basis of the instruction has been to undertake a review and update of Oldham's Strategic Investment Framework (SIF) and a review of Oldham's specified employment sector requirements.
- 5.2 The overall review is to assist in the identification and suitability of employment space in order to meet the needs and requirements of achieving sustainable future growth.
- 5.3 A site visit was undertaken for each of the fifteen proposed sites to carry out an analysis with a view to the base information results, facilitating a confirmation process. Any queries derived from the base information stage were addressed during the site visits with a first-hand outlook. The scoring tables show the scoring of each site against each sector. Copies of the scoring tables are within Appendix 4.
- 5.4 The top three, highest scoring sites for each sector are analysed below.

### 5.5 **HEALTH AND SOCIAL CARE**

#### **1) Busk**

Busk comprised a smaller site with a central location to Oldham with direct access to the A627. The property stock within the site included 'Ellen House' which comprises a modern, purpose -build, healthcare centre currently occupied by the NHS Oldham Clinic Commissioning Group. Busk is also located approximately 0.5 miles from the Royal Oldham Hospital and has good accessibility directly from the site. The general condition of the property stock was good with a high volume of new build accommodation. The site is considered to have a strong current foundation and potential for achieving positive growth levels within the Health and Social Care sector.

#### **2) Hollinwood Business District**

Hollinwood Business District comprised a large site to the south east of Oldham Town Centre with direct access to the Manchester outer ring road. The site is predominantly an established mixed zone with significant development potential of existing sites. The site includes a high volume of new build accommodation that would be considered suitable for the Health and Social Care sector. The site also has land availability for new build accommodation.

#### **3) Greengate/ Broadgate**

Greengate/ Broadgate comprised a large site and is considered to have development potential within the current property stock. There is also land availability for new build developments increasing the provision of modern Health and Social Care accommodation. The current mixed use of the site may however limit the growth potential of the Health and Social Care Sector.

**CONSTRUCTION****1) Higginshaw**

Despite being a large established mixed-use site, almost half of the site is currently used for construction purposes with high occupation rates within the construction industry. The current property stock includes a substantial amount of purpose-built construction use properties. The site is generally suitable for a construction use and there is also land availability for further sector growth to be achieved.

**2) Primrose Bank**

Primrose bank is predominately an industrial site and almost half is currently used for construction purposes. The site is compact with industrial premises which is generally of a good condition and has good road access, directly onto the A627.

**3) Hathershaw**

Hathershaw is predominantly a collection of renovated mill buildings which are currently utilised for manufacturing and construction purposes. The site benefits from large individual properties with high construction output potential. The site is also considered to retain development potential with a large vacant premises central within the site and retains a high suitability for the construction sector.

**5.6 DIGITAL INDUSTRIES****1) Hollinwood Business District**

The current property stock is considered to have strong suitability for the digital industries given existing modern office accommodation within the site. Hollinwood's location with direct access onto the Manchester ring road creates good links to Manchester City Centre. The site has further opportunities to achieve sustainable growth levels within the digital industries sector with the availability of the development opportunities for large modern premises to be built on site.

**2) Greengate/ Broadgate**

The property stock currently retains a suffice supply of modern office accommodation and premises and there is also evidence of new modern accommodation currently being built, increasing the provision of suitable digital industry accommodation.

**3) Foxdenton**

The site is currently vacant with the potential to develop a large digital industry park facilitating the provision of modern accommodation.

**5.7 BUSINESS SERVICES****1) Hollinwood Business District**

The current property stock is considered to have strong suitability for the business services sector. There is currently a high provision of modern office accommodation and premises within the site and evidence of multinational companies that are currently occupying accommodation on site. Hollinwood's location with direct access onto the Manchester ring road creates good links to Manchester City Centre. The site has further opportunities to achieve sustainable growth levels with the availability of the development opportunities for large modern premises to be built on site.

### 2) **Greengate/ Broadgate**

The property stock includes a supply of modern office accommodation and premises and there is also evidence of new modern accommodation currently being built, increasing the provision of suitable business services accommodation.

### 3) **Foxdenton**

The site is currently vacant with the potential to develop a large business services park. New supply would enable Oldham's business services sector to become competitive on a regional basis.

## 5.8 **LOGISTICS**

### 1) **Hollinwood Business District**

Hollinwood's easy access to the surrounding road networks and large internal and external spaces are considered to be large contributors to the high suitability to the logistics sector.

### 2) **Shaw**

The site is currently predominantly used for logistics purposes. The two occupiers on site comprise distribution centres operating on a nationwide basis out of large facilities. The site is fit for use and has the potential to be further developed to achieve positive growth within the logistics sector albeit there are some site constraints which may limit larger growth and delivery. In particular it is constrained by its links to the motorway network. The existing accommodation on site is considered to be highly suitable and also retains further development potential to increase the sites output.

Despite the location the current use and occupiers have shown that large distribution operations can be successfully operated from this site.

### 3) **Greengate/ Broadgate**

Greengate/ Broadgate comprises a large site and is considered to have development potential within the current property stock. There is also land availability for new build developments increasing the provision of logistics accommodation. The availability of land and existing large logistics accommodation offers the future facilitation of expansion within the logistics sector on this site.

## 5.9 **MANUFACTURING**

### 1) **Higginshaw**

The site comprises a predominantly mixed use area with manufacturing being the most common use class. The variation in size of the manufacturing accommodation on site facilitates varying levels of output throughout the occupying manufacturing companies. Higginshaw's location and access to road networks is considered to be suitable for the movement of heavy goods vehicles. The condition of the current property stock is generally good and evidence of vacant space on site identifies opportunity to achieve further growth.

### 2) **Shaw Road**

Shaw Road comprises a range of purpose build manufacturing mill buildings that are currently still utilised for manufacturing purposes. More modern new warehouse accommodation has been added to supplement this. The existing mills are currently in use and are considered to offer continued potential for similar businesses.

**3) Hathershaw**

The Subject Site comprises predominately of purpose build manufacturing mill buildings, the majority of which are still utilised for manufacturing purposes. The site includes vacant land that was previously occupied by a mill. The vacant land offers development potential for modern manufacturing accommodation to achieve a higher output for the manufacturing sector within the Hathershaw site.

5.10 The review has been focused upon Oldham's key sectors being:

- Construction;
- Health and social care;
- Digital Industries;
- Business and professional services;
- Manufacturing sub – sectors; and
- Logistics.

5.11 An analysis of the identified sector requirements has been undertaken in conjunction with the 23 sites provided by Oldham Council (comprising BEA & SEA classifications). An initial sift of the 23 sites resulted in 15 being selected for further more detailed analysis and assessment based upon a defined scoring matrix. Analysis of each site has been undertaken by way of both a desktop and external site visit in order to determine the nature of each of the existing sites reflecting physical and non-physical factors. An audit of the existing properties has also been undertaken in order to determine existing uses, age of accommodation, size, occupation and other salient factors.

5.12 This analysis has been utilised to identify where there may be potential shortcomings in the property supply that are considered to be restricting growth against the key sectors. The predominant aim of this element of the study was to enable an overall appreciation of the employment stock with consideration of the emerging industry sectors relevant to the SIF refresh.

5.13 Having reviewed all of the sites it is apparent that not all sites meet the requirements of all key sectors. Whilst there are consistent requirements, each of the key sectors have their own more bespoke needs which cannot be fulfilled by every site. The methodology adopted has sought to assess each of the sectors and sites together in order to help identify when are most appropriate.

5.14 From the investigations undertaken it is apparent that market demand is generally positive and there is limited availability of business accommodation within each of the sites. New build development is beginning to come forward albeit on a modest scale and limited to either design and build (for specific occupier requirements) or solely to the industrial sector. The current level of on-going commercial developments is not considered to be sufficient in achieving the growth demanded for each priority sector. Furthermore, we would consider that there is a risk that if take-up continues at the current level, there could quickly become a shortage of accommodation resulting in the market regressing and enquiries needing to be serviced elsewhere and outside of the Borough.

- 5.15 Oldham is not considered to be currently performing on a competitive basis within all of the six key sectors in comparison with the overall Greater Manchester area. Manchester City Centre, South Manchester and the Quays areas are considered to be achieving a more sustained growth level and have a higher availability of modern premises appropriate to the six priority sectors. Oldham is not considered to currently provide a competitive volume of modern premises to achieve similar output levels as the South Manchester area and The Quays. In order to compete with such locations further new build stock is required.
- 5.16 The assessment undertaken has also identified a shortfall in site availability that is considered suitable for the development of modern accommodation. Within the 15 sites assessed, 3 sites have the greatest potential for strategic development. Foxdenton, Hollinwood, and Greengate/ Broadgate which provide readily developable sites of 40 acres, 10 acres and 86 acres respectively. The three sites have the highest suitability for the development of newly constructed, modern accommodation and also meet the requirements for a number of the identified sectors. We would recommend that these should be prioritised for this reason. The availability of development land within the three sites provides opportunity to achieve sustained growth, with a higher output and increase sub-regional competitiveness levels within the specified priority sectors.
- 5.17 To achieve the objective of meeting the priority sector requirements, we consider that the following actions should be considered:
- Seek to promote and safeguard employment sites within the SEA and BEAs locations suitable for the key sectors.
  - Enhance the designation of specific sites in relation to individual key sectors where appropriate. The selected sites are predominately mixed use which could otherwise be a factor limiting further development and investment in priority sector uses.
  - Seek to increase the supply of modern office accommodation within sites offering good transport links (both easy road and public transport access for employees).
  - Increase the supply of modern facilities in order to accommodate health and social care occupiers. There is currently a short fall in modern premises available. The assessment also provided evidence of a small volume of health and social care occupiers generally within all of the selected sites.
  - Increase the supply of premises to facilitate digital companies on a large scale. Expansion of the digital sector sites should be strategically focused within areas which offer greater connectivity to the wider region, access to skilled employment and further education.
  - Seek to support the delivery of larger modern manufacturing and construction accommodation. The existing accommodation highlights a high volume of small business manufacturing occupiers with a much lower volume of large manufacturing occupiers.
  - Maximise available employment land. There is currently a limited supply of vacant development land, and the provision of designated development land should be protected and efforts made to encourage development.

- 5.18 Moving forward, we would consider that it would be advisable to review land availability within the selected sites and, where possible, prioritise developments that will specifically increase the range and quality of premises available for the six key sectors. Consideration is also required with regards to potential restricting factors including residential developments may restrict the growth potential of the key sectors within specified sites.
- 5.19 Land availability and potential development sites should be incorporated into the planning procedures. They should be regarded as a priority for enabling a focus on the key priority sectors and achieving sustainable growth within the sectors through the planning process. Whilst it is understood that challenges exist for meeting housing provision, it is important that existing employment allocations are preserved. Furthermore where specific sites provide deliverable opportunities for key sector development the Council should seek to promote and protect these through planning policy.
- 5.20 It would be advised that a general review across the identified sites should be undertaken to more specifically classify the current gaps and potential opportunities within the property stock. A review should be utilised in order to identify the areas of land and properties considered to retain viable development potential. A primary focus should be placed upon vacant/ unutilised land and buildings in Council (or partner) ownerships. Identifying specific buildings and land capable of facilitating will assist development potential. Once identified, a strategic plan to deliver development schemes may be implemented. The plan should have a primary focus on bringing the identified land and buildings forward as a development priority, promoting an increased provision of modern accommodation for the key sectors.
- 5.21 For land holdings in third party ownership, the Council should intensify consultation and collaboration working between the public and private sector partners. Whilst the market is reasonably buoyant, obstacles still remain in place restricting viable development and consideration should be given to whether these issues can be resolved with public sector support.
- 5.22 We consider a further review will enable a more specified site analysis of the property within each site and a more in-depth assessment of the individual properties. A further review will identify individual strategic sites and properties that are currently available to be brought forward for new developments schemes. The identification of prime sites/ properties will facilitate a further sector suitability assessment and bring forward the prime stock within the sites that are most specifically suited to each sector.
- 5.23 Identifying the gaps in the property and land supply has resulted from the analysis of the individual sites with a considered focus on the suitability of the site for each of the six key sectors. The property and land supply within each site has enabled the capability of each site identified in regard to supporting a specified sector and enabling sustained economic growth. The analysis has concluded that, on an overall basis, we do not consider the current property stock within Oldham's BEA's and SEA's to suffice in meeting the specified sector requirements.

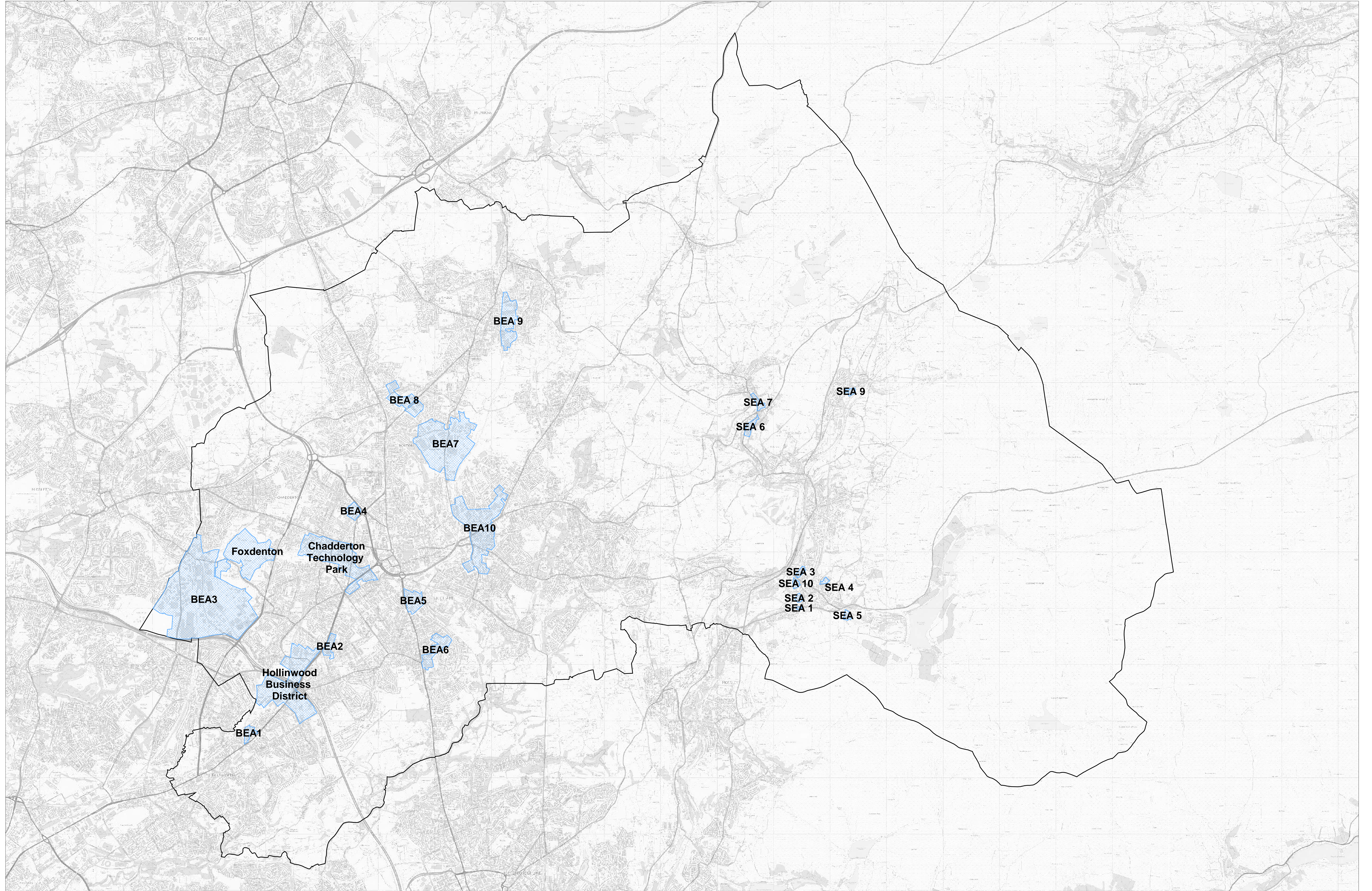


- 5.24 On a general basis, it was noted that the existing property stock generally comprises older and smaller buildings of a lower quality that do not provide capacity to support and meet large single sector requirements (with the exception of a small volume of modern premises). We would consider a significant level of investment allocated for new developments on a large scale is required to fulfil the stated sector requirements. The provision of modern accommodation provides a core basis upon which sectors can grow, achieving a sustainable level of economic growth with high output levels.
- 5.25 The analysis further identified a limited number of strategic sites within Oldham's general capacity. Achieving sustained growth within the key sectors is considered to be heavily reliant on the delivery of new developments on a large scale. We would advise that the Council should promote the preservation of available employment sites and seek actively encourage new development for the six key sectors.
- 5.26 Our investigation of the sites has been undertaken on a broad basis and has not involved detailed investigations into the existing businesses and operations on the respective sites. From our current investigations, it is not considered that the implementation of a relocation strategy would provide a viable solution in trying to achieve sector growth within individual sites. We do not consider the relocation of a single or small number of existing occupiers from existing sites to be a suitable or a sustainable method for promoting sector growth.

**APPENDIX 1**

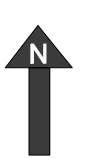
**SUMMARY MAP**

Business Employment Areas and Saddleworth Employment Areas



|                |                |
|----------------|----------------|
| Drawn by:      |                |
| Division:      |                |
| Drawing no:    |                |
| Date: 28/11/18 | Scale: 1:22000 |

Oldham Council  
Civic Centre  
West Street  
Oldham  
OL1 1UT



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## **APPENDIX 2**

### **SIFT RESULTS**

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

| Sector: Business/Services |                              | Accessibility | Internal Environment | External Environment | Local Opportunities | Constraints | Occupational Viability | Selected | Comments  |
|---------------------------|------------------------------|---------------|----------------------|----------------------|---------------------|-------------|------------------------|----------|---|
| Site                      |                              |               |                      |                      |                     |             |                        |          |   |
| HBD                       | Hollinwood Business District | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established mixed zone, very well located, significant development opportunities.                   |
| CTP                       | Chadderton Technology Park   | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established zone of multiple industrial estates. Some potential for renewal and redevelopment.      |
| FD                        | Foxdenton                    | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✗                      | No       | Cleared site with PP for industrial uses adjacent to residential scheme.                            |
| BEA1                      | Wrigley Street               | ✓             | ✓                    | ✗                    | ✗                   | ✓           | ✓                      | No       | Established zone of mixed use/quality. Limited strategic potential.                                 |
| BEA2                      | Hawksley Street              | ✓             | ✗                    | ✗                    | ✗                   | ✓           | ✗                      | No       | Established zone of mainly industrial uses, limited strategic potential.                            |
| BEA3                      | Greengate /Broadgate         | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Major established commercial/industrial zone.   |
| BEA4                      | Busk                         | ✓             | ✗                    | ✗                    | ✓                   | ✓           | ✗                      | Yes      | Edge of centre, move towards higher value uses.   |
| BEA5                      | Primrose Bank                | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Low quality, established construction uses. Long term development potential.                        |
| BEA6                      | Hathershaw                   | ✓             | ✓                    | ✗                    | ✓                   | ✓           | ✓                      | Yes      | High suitability for sector requirements, development opportunities presented by a number of mills. |
| BEA7                      | Higginshaw                   | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Mixed quality industrial with some potential for redevelopment.                                     |
| BEA8                      | Shaw Road                    | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Fit for use / purpose built industrial zone with evident development potential.                     |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

|       |                       |   |   |   |   |   |   |     |   |
|-------|-----------------------|---|---|---|---|---|---|-----|---|
| BEA9  | Shaw                  | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Properties within the site - currently used for distribution purposes   |
| BEA10 | Greenacres            | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Mixed use typically low value uses – significant investment/timescales for development.   |
| SEA1  | Oak View Mills        | ✗ | ✗ | ✗ | ✗ | ✓ | ✗ | No  |   |
| SEA2  | Hey Bottom Mill       | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Current employment site, no real scope for development.   |
| SEA3  | Chew Valley Road      | ✗ | ✗ | ✗ | ✓ | ✗ | ✗ | No  | Mixture of commercial and residential, long term redevelopment potential, but would foresee residential development.                              |
| SEA4  | Boarshurst Lane       | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Mixed quality industrial with some potential for redevelopment.   |
| SEA5  | Waterside Mill        | ✓ | ✗ | ✓ | ✓ | ✓ | ✗ | Yes | Included within GMSF allocation.  |
| SEA6  | Delph New Road        | ✓ | ✓ | ✓ | ✓ | ✓ | ✗ | Yes | Some vacancy and underused land – business and industrial uses in the immediate area.   |
| SEA7  | Valley Mills          | ✗ | ✓ | ✓ | ✓ | ✓ | ✗ | Yes | Current employment site within this sector.   |
| SEA9  | Warth and Ellis Mills | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Some potential but may not be strategically significant.  |
| SEA10 | Greenbridge Lane      | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Yes | Some office element to the existing facilities in the area, not necessarily a good site for business services but evidence suggests similar uses. |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

| Sector: Construction |                              | Accessibility | Internal Environment | External Environment | Local Opportunities | Constraints | Occupational Viability | Selected | Comments  |
|----------------------|------------------------------|---------------|----------------------|----------------------|---------------------|-------------|------------------------|----------|---|
| Site                 |                              |               |                      |                      |                     |             |                        |          |   |
| HBD                  | Hollinwood Business District | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established mixed zone, very well located, significant development opportunities.                   |
| CTP                  | Chadderton Technology Park   | ✓             | ✗                    | ✓                    | ✓                   | ✓           | ✗                      | No       | Established zone of multiple industrial estates. Some potential for renewal and redevelopment.      |
| FD                   | Foxdenton                    | ✓             | ✓                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Cleared site with PP for industrial uses adjacent to residential scheme.                            |
| BEA1                 | Wrigley Street               | ✗             | ✗                    | ✓                    | ✗                   | ✗           | ✗                      | No       | Established zone of mixed use/quality. Limited strategic potential.                                 |
| BEA2                 | Hawksley Street              | ✓             | ✗                    | ✗                    | ✗                   | ✓           | ✗                      | No       | Established zone of mainly industrial uses, limited strategic potential.                            |
| BEA3                 | Greengate /Broadgate         | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Major established commercial/industrial zone.   |
| BEA4                 | Busk                         | ✓             | ✓                    | ✓                    | ✗                   | ✓           | ✗                      | No       | Edge of centre, move towards higher value uses.   |
| BEA5                 | Primrose Bank                | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Low quality, established construction uses. Long term development potential.                        |
| BEA6                 | Hathershaw                   | ✗             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | High suitability for sector requirements, development opportunities presented by a number of mills. |
| BEA7                 | Higginshaw                   | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Mixed quality industrial with some potential for redevelopment.                                     |
| BEA8                 | Shaw Road                    | ✗             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Fit for use / purpose built industrial zone with evident development potential.                     |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

|       |                       |   |   |   |   |   |   |     |  |
|-------|-----------------------|---|---|---|---|---|---|-----|--|
| BEA9  | Shaw                  | x | x | x | x | x | x | No  | Properties within the site - currently used for distribution purposes  |
| BEA10 | Greenacres            | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Yes | Mixed use typically low value uses – significant investment/timescales for development.                              |
| SEA1  | Oak View Mills        | x | x | x | x | x | x | No  |  |
| SEA2  | Hey Bottom Mill       | x | x | x | x | x | x | No  | Some potential but may not be strategically significant.   |
| SEA3  | Chew Valley Road      | x | x | x | x | x | x | No  | Mixture of commercial and residential, long term redevelopment potential, but would foresee residential development. |
| SEA4  | Boarshurst Lane       | x | x | x | x | x | x | No  | Mixed quality industrial with some potential for redevelopment.  |
| SEA5  | Waterside Mill        | x | x | x | x | x | x | No  | Included within GMSF allocation  |
| SEA6  | Delph New Road        | x | x | x | x | x | x | No  | Some vacancy and underused land – business and industrial uses in the immediate area.                                |
| SEA7  | Valley Mills          | x | x | x | x | x | x | No  | Current employment site, no real scope for development.  |
| SEA9  | Warth and Ellis Mills | x | x | x | x | x | x | No  | Some potential but may not be strategically significant.   |
| SEA10 | Greenbridge Lane      | x | x | x | x | x | x | No  | Not suitable.  |



Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

| Sector: Digital |                              | Accessibility | Internal Environment | External Environment | Local Opportunities | Constraints | Occupational Viability | Selected | Comments  |
|-----------------|------------------------------|---------------|----------------------|----------------------|---------------------|-------------|------------------------|----------|---|
| Site            |                              |               |                      |                      |                     |             |                        |          |   |
| HBD             | Hollinwood Business District | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established mixed zone, very well located, significant development opportunities.                   |
| CTP             | Chadderton Technology Park   | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established zone of multiple industrial estates. Some potential for renewal and redevelopment.      |
| FD              | Foxdenton                    | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✗                      | No       | Cleared site with PP for industrial uses adjacent to residential scheme.                            |
| BEA1            | Wrigley Street               | ✗             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established zone of mixed use/quality. Limited strategic potential.                                 |
| BEA2            | Hawksley Street              | ✓             | ✗                    | ✗                    | ✗                   | ✓           | ✗                      | No       | Established zone of mainly industrial uses limited strategic potential.                             |
| BEA3            | Greengate /Broadgate         | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Major established commercial/industrial zone.   |
| BEA4            | Busk                         | ✓             | ✗                    | ✗                    | ✓                   | ✓           | ✗                      | No       | Edge of centre move towards higher value uses.  |
| BEA5            | Primrose Bank                | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Low quality, established construction uses. Long term development potential.                        |
| BEA6            | Hathershaw                   | ✓             | ✓                    | ✗                    | ✓                   | ✓           | ✓                      | No       | High suitability for sector requirements, development opportunities presented by a number of mills. |
| BEA7            | Higginshaw                   | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Mixed quality industrial with some potential for redevelopment.                                     |
| BEA8            | Shaw Road                    | ✗             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Fit for use / purpose built industrial zone with evident development potential.                     |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

|       |                       |   |   |   |   |   |   |    |  |
|-------|-----------------------|---|---|---|---|---|---|----|--|
| BEA9  | Shaw                  | ✓ | x | x | x | x | x | No | Properties within the site - currently used for distribution purposes  |
| BEA10 | Greenacres            | ✓ | x | x | x | x | x | No | Mixed use typically low value uses – significant investment/timescales for development.                              |
| SEA1  | Oak View Mills        | x | x | x | x | ✓ | x | No | Site not suitable for differing uses, due to the size and potential ownership issues.                                |
| SEA2  | Hey Bottom Mill       | x | x | x | x | ✓ | x | No | Some potential but may not be strategically significant.   |
| SEA3  | Chew Valley Road      | x | x | ✓ | ✓ | x | x | No | Mixture of commercial and residential, long term redevelopment potential, but would foresee residential development. |
| SEA4  | Boarshurst Lane       | x | x | x | x | x | x | No | Mixed quality industrial with some potential for redevelopment.  |
| SEA5  | Waterside Mill        | x | x | ✓ | x | x | x | No | Included within GMSF allocation.   |
| SEA6  | Delph New Road        | x | x | x | x | x | x | No | Some vacancy and underused land – business and industrial uses in the immediate area.                                |
| SEA7  | Valley Mills          | x | x | x | x | x | x | No | Current employment site, no real scope for development.  |
| SEA9  | Warth and Ellis Mills | x | x | x | x | x | x | No | Some potential but may not be strategically significant.   |
| SEA10 | Greenbridge Lane      | x | x | x | x | x | x | No | Not suitable.  |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

| Sector: Health & Social Care |                              | Accessibility | Internal Environment | External Environment | Local Opportunities | Constraints | Occupational Viability | Selected | Comments  |
|------------------------------|------------------------------|---------------|----------------------|----------------------|---------------------|-------------|------------------------|----------|---|
| Site                         |                              |               |                      |                      |                     |             |                        |          |   |
| HBD                          | Hollinwood Business District | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established mixed zone, very well located, significant development opportunities.                   |
| CTP                          | Chadderton Technology Park   | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established zone of multiple industrial estates. Some potential for renewal and redevelopment.      |
| FD                           | Foxdenton                    | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Cleared site with PP for industrial uses adjacent to residential scheme.                            |
| BEA1                         | Wrigley Street               | ✓             | ✓                    | ✓                    | ✗                   |             | ✗                      | No       | Established zone of mixed use/quality. Limited strategic potential.                                 |
| BEA2                         | Hawksley Street              | ✓             | ✗                    | ✗                    | ✓                   | ✓           | ✓                      | No       | Established zone of mainly industrial uses, limited strategic potential.                            |
| BEA3                         | Greengate /Broadgate         | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Major established commercial/industrial zone.   |
| BEA4                         | Busk                         | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Edge of centre, move towards higher value uses.   |
| BEA5                         | Primrose Bank                | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Low quality, established construction uses. Long term development potential.                        |
| BEA6                         | Hathershaw                   |               |                      |                      |                     |             |                        |          | High suitability for sector requirements, development opportunities presented by a number of mills. |
| BEA7                         | Higginshaw                   | ✗             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Mixed quality industrial with some potential for redevelopment.                                     |
| BEA8                         | Shaw Road                    | ✗             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Fit for use / purpose built industrial zone with evident development potential.                     |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

|       |                       |   |   |   |   |   |   |    |  |
|-------|-----------------------|---|---|---|---|---|---|----|--|
| BEA9  | Shaw                  | x | x | x | x | x | x | No | Properties within the site - currently used for distribution purposes  |
| BEA10 | Greenacres            | x | x | x | x | x | x | No | Mixed use typically low value uses – significant investment/timescales for development.                              |
| SEA1  | Oak View Mills        | x | x | x | x | x | x | No |  |
| SEA2  | Hey Bottom Mill       | x | x | x | x | x | x | No | Some potential but may not be strategically significant.   |
| SEA3  | Chew Valley Road      | x | x | x | x | x | x | No | Mixture of commercial and residential, long term redevelopment potential, but would foresee residential development. |
| SEA4  | Boarshurst Lane       | x | x | x | x | x | x | No | Mixed quality industrial with some potential for redevelopment.  |
| SEA5  | Waterside Mill        | x | x | x | x | x | x | No | Included within GMSF allocation.   |
| SEA6  | Delph New Road        | x | x | x | x | x | x | No | Some vacancy and underused land – business and industrial uses in the immediate area.                                |
| SEA7  | Valley Mills          | x | x | x | x | x | x | No | Current employment site, no real scope for development.  |
| SEA9  | Warth and Ellis Mills | x | x | x | x | x | x | No | Some potential but may not be strategically significant.   |
| SEA10 | Greenbridge Lane      | x | x | x | x | x | x | No | Not suitable.  |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

| Sector: Logistics |                              | Accessibility | Internal Environment | External Environment | Local Opportunities | Constraints | Occupational Viability | Selected | Comments  |
|-------------------|------------------------------|---------------|----------------------|----------------------|---------------------|-------------|------------------------|----------|---|
| Site              |                              |               |                      |                      |                     |             |                        |          |   |
| HBD               | Hollinwood Business District | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established mixed zone, very well located, significant development opportunities.                   |
| CTP               | Chadderton Technology Park   | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established zone of multiple industrial estates. Some potential for renewal and redevelopment.      |
| FD                | Foxdenton                    | ✓             | ✓                    | ✓                    | ✗                   | ✗           | ✗                      | No       | Cleared site with PP for industrial uses adjacent to residential scheme.                            |
| BEA1              | Wrigley Street               | ✗             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Established zone of mixed use/quality. Limited strategic potential.                                 |
| BEA2              | Hawksley Street              | ✓             | ✓                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Established zone of mainly industrial uses limited strategic potential.                             |
| BEA3              | Greengate /Broadgate         | ✓             | ✓                    | ✓                    | ✗                   | ✗           | ✓                      | Yes      | Major established commercial/industrial zone.   |
| BEA4              | Busk                         | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Edge of centre move towards higher value uses.  |
| BEA5              | Primrose Bank                | ✓             | ✗                    | ✗                    | ✓                   | ✗           | ✗                      | No       | Low quality, established construction uses. Long term development potential.                        |
| BEA6              | Hathershaw                   | ✗             | ✓                    | ✗                    | ✓                   | ✓           | ✓                      | Yes      | High suitability for sector requirements, development opportunities presented by a number of mills. |
| BEA7              | Higginshaw                   | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Mixed quality industrial with some potential for redevelopment.                                     |
| BEA8              | Shaw Road                    | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Fit for use / purpose built industrial zone with evident development potential.                     |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

|       |                       |   |   |   |   |   |   |     |  |
|-------|-----------------------|---|---|---|---|---|---|-----|--|
| BEA9  | Shaw                  | ✓ | ✗ | ✗ | ✓ | ✓ | ✓ | Yes | Properties within the site - currently used for distribution purposes  |
| BEA10 | Greenacres            | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ | Yes | Mixed use typically low value uses – significant investment/timescales for development.                              |
| SEA1  | Oak View Mills        | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  |  |
| SEA2  | Hey Bottom Mill       | ✓ | ✓ | ✓ | ✗ | ✓ | ✓ | Yes | Some potential but may not be strategically significant.   |
| SEA3  | Chew Valley Road      | ✗ | ✗ | ✓ | ✗ | ✗ | ✓ | No  | Mixture of commercial and residential, long term redevelopment potential, but would foresee residential development. |
| SEA4  | Boarshurst Lane       | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Mixed quality industrial with some potential for redevelopment.  |
| SEA5  | Waterside Mill        | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Included within GMSF allocation.   |
| SEA6  | Delph New Road        | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ | No  | Some vacancy and underused land – business and industrial uses in the immediate area.                                |
| SEA7  | Valley Mills          | ✓ | ✓ | ✗ | ✗ | ✗ | ✗ | No  | Current employment site, no real scope for development.  |
| SEA9  | Warth and Ellis Mills | ✓ | ✓ | ✗ | ✗ | ✗ | ✗ | No  | Some potential but may not be strategically significant.   |
| SEA10 | Greenbridge Lane      | ✓ | ✓ | ✓ | ✗ | ✗ | ✗ | No  | Not suitable.  |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

| Sector: Manufacturing |                              | Accessibility | Internal Environment | External Environment | Local Opportunities | Constraints | Occupational Viability | Selected | Comments  |
|-----------------------|------------------------------|---------------|----------------------|----------------------|---------------------|-------------|------------------------|----------|---|
| Site                  |                              |               |                      |                      |                     |             |                        |          |   |
| HBD                   | Hollinwood Business District | ✓             | ✓                    | ✓                    | ✓                   | ✗           | ✓                      | Yes      | Established mixed zone, very well located, significant development opportunities.                   |
| CTP                   | Chadderton Technology Park   | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Established zone of multiple industrial estates. Some potential for renewal and redevelopment.      |
| FD                    | Foxdenton                    | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | No       | Cleared site with PP for industrial uses adjacent to residential scheme.                            |
| BEA1                  | Wrigley Street               | ✓             | ✓                    |                      | ✓                   | ✗           | ✗                      | No       | Established zone of mixed use/quality. Limited strategic potential.                                 |
| BEA2                  | Hawksley Street              | ✓             |                      | ✓                    | ✗                   | ✗           | ✓                      | No       | Established zone of mainly industrial uses, limited strategic potential.                            |
| BEA3                  | Greengate /Broadgate         | ✓             | ✓                    | ✓                    | ✓                   | ✓           | ✓                      | Yes      | Major established commercial/industrial zone.   |
| BEA4                  | Busk                         | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Edge of centre, move towards higher value uses.   |
| BEA5                  | Primrose Bank                | ✓             | ✗                    | ✗                    | ✗                   | ✗           | ✗                      | No       | Low quality, established construction uses. Long term development potential.                        |
| BEA6                  | Hathershaw                   | ✗             | ✓                    | ✓                    | ✓                   | ✗           | ✓                      | Yes      | High suitability for sector requirements, development opportunities presented by a number of mills. |
| BEA7                  | Higginshaw                   | ✗             | ✓                    | ✓                    | ✓                   | ✗           | ✓                      | Yes      | Mixed quality industrial with some potential for redevelopment.                                     |
| BEA8                  | Shaw Road                    | ✓             | ✓                    | ✗                    | ✓                   | ✗           | ✓                      | Yes      | Fit for use / purpose built industrial zone with evident development potential.                     |

Oldham SIF Refresh and Sector Review

Stage 2: Initial Sift – Site Review Matrix

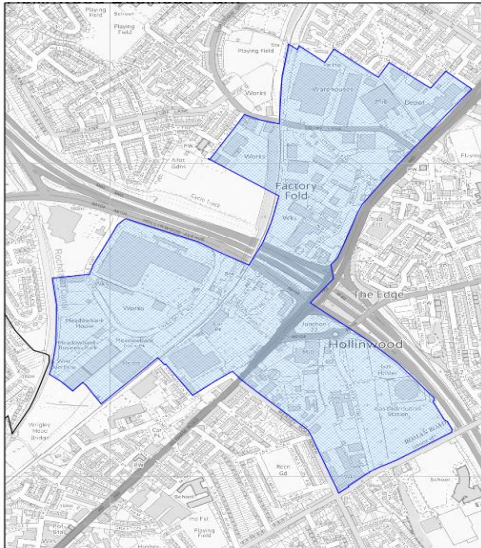
|       |                       |   |   |   |   |   |   |     |  |
|-------|-----------------------|---|---|---|---|---|---|-----|--|
| BEA9  | Shaw                  | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Properties within the site - currently used for distribution purposes  |
| BEA10 | Greenacres            | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Mixed use typically low value uses – significant investment/timescales for development.                              |
| SEA1  | Oak View Mills        | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  |  |
| SEA2  | Hey Bottom Mill       | ✓ | ✗ | ✓ | ✓ | ✗ | ✓ | Yes | Some potential but may not be strategically significant.   |
| SEA3  | Chew Valley Road      | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Mixture of commercial and residential, long term redevelopment potential, but would foresee residential development. |
| SEA4  | Boarshurst Lane       | ✓ | ✓ | ✗ | ✗ | ✓ | ✗ | Yes | Mixed quality industrial with some potential for redevelopment.  |
| SEA5  | Waterside Mill        | ✗ | ✗ | ✗ | ✗ | ✓ | ✗ | No  | Mixed quality industrial with some potential for redevelopment.  |
| SEA6  | Delph New Road        | ✓ | ✓ | ✗ | ✗ | ✓ | ✓ | Yes | Some vacancy and underused land – business and industrial uses in the immediate area.                                |
| SEA7  | Valley Mills          | ✓ | ✓ | ✗ | ✗ | ✗ | ✗ | No  | Current employment site, no real scope for development.  |
| SEA9  | Warth and Ellis Mills |   | ✗ | ✗ | ✗ | ✗ | ✗ | No  | Some potential but may not be strategically significant.   |
| SEA10 | Greenbridge Lane      | ✓ | ✓ | ✗ | ✓ | ✗ | ✓ | Yes | Possible in use as a manufacturing facility already. Potential to expand.  |



## **APPENDIX 3**

### **SITE SUMMARIES**

## Hollinwood Business District



### **Location**

Hollinwood Business District is located 1.8 miles to the south west of Oldham Town Centre and 4.9 miles from Manchester City Centre. The site has good accessibility to major motorway services, such as the M6 which is circa 18.5 miles and the M1 which is circa 21.8 miles.

### **Rail/ Bus service**

Hollinwood and South Chadderton tram stations are accessible from the site which runs on the pink line.

There are multiple bus stops surrounding the site.

### **Description**

Hollinwood Business District comprises an established employment area. The boundaries of the site are irregular and are intersected by the A62 (running north to south) and the M60 (running east to west). The general characteristics of the site are effectively formed into three distinct parts.

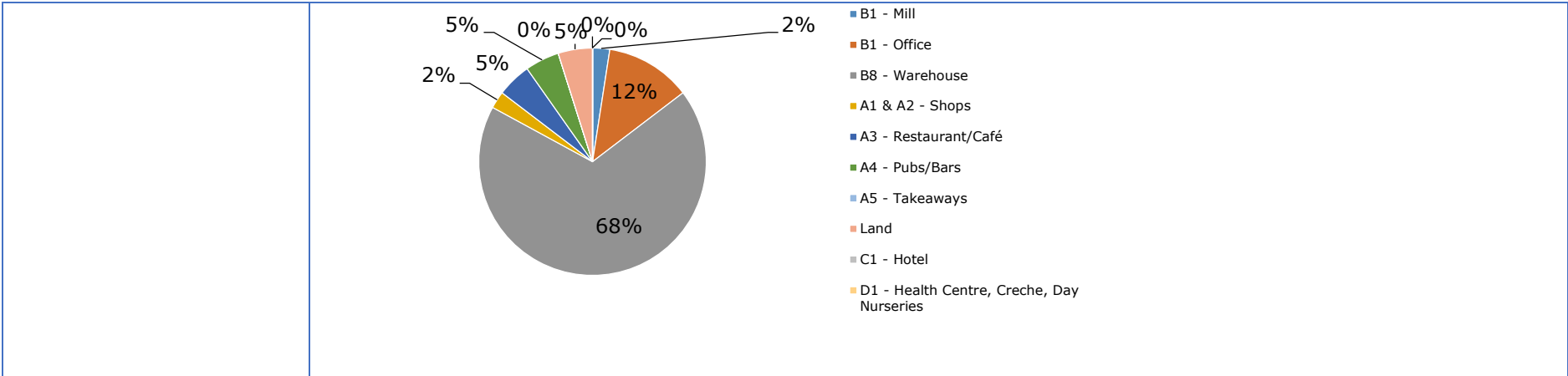
The south western corner is defined by the offices and facilities of MEN Media and Reach Printing Services. Fronting the A62 there are modern office premises occupied by the Guinness Partnership which is flanked by some areas of vacant and undeveloped land.

The south eastern quadrant is principally undeveloped and includes the Hollinwood Junction Project and a former gas holder. The Hollinwood Junction Project proposes development of 30 acres for retail, leisure, employment and housing development. The project is considered to be a key employment site for the borough and is anticipated to facilitate 750 new jobs. The remainder is typified by traditional industrial and office uses which would appear to be occupied by local businesses.

The northern section of the site comprises a densely developed industrial area. Fronting the A62 there are an array of modern industrial and trade counter uses with properties to the rear comprising predominately older properties of post war construction.

### **Property Uses & Characteristics**

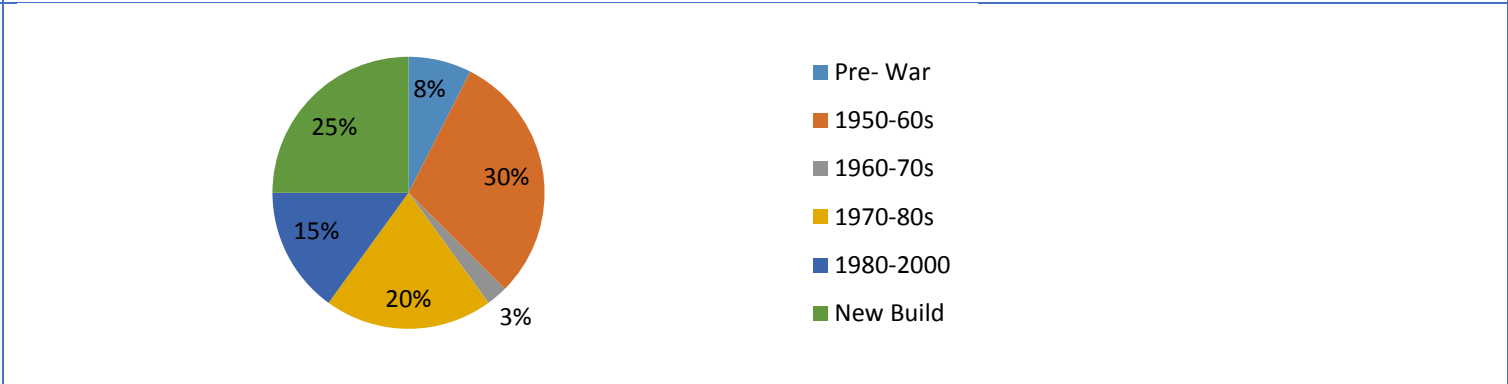
The site is formed within three principal areas. All of the areas are underpinned by industrial and ancillary office uses.



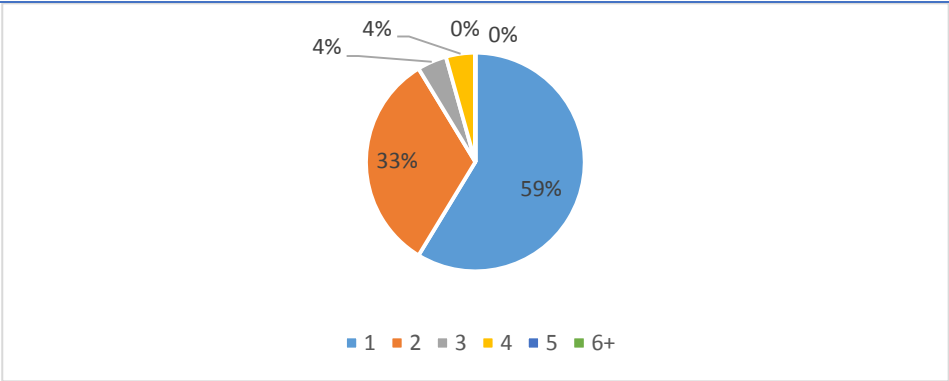
**Existing Use Class**



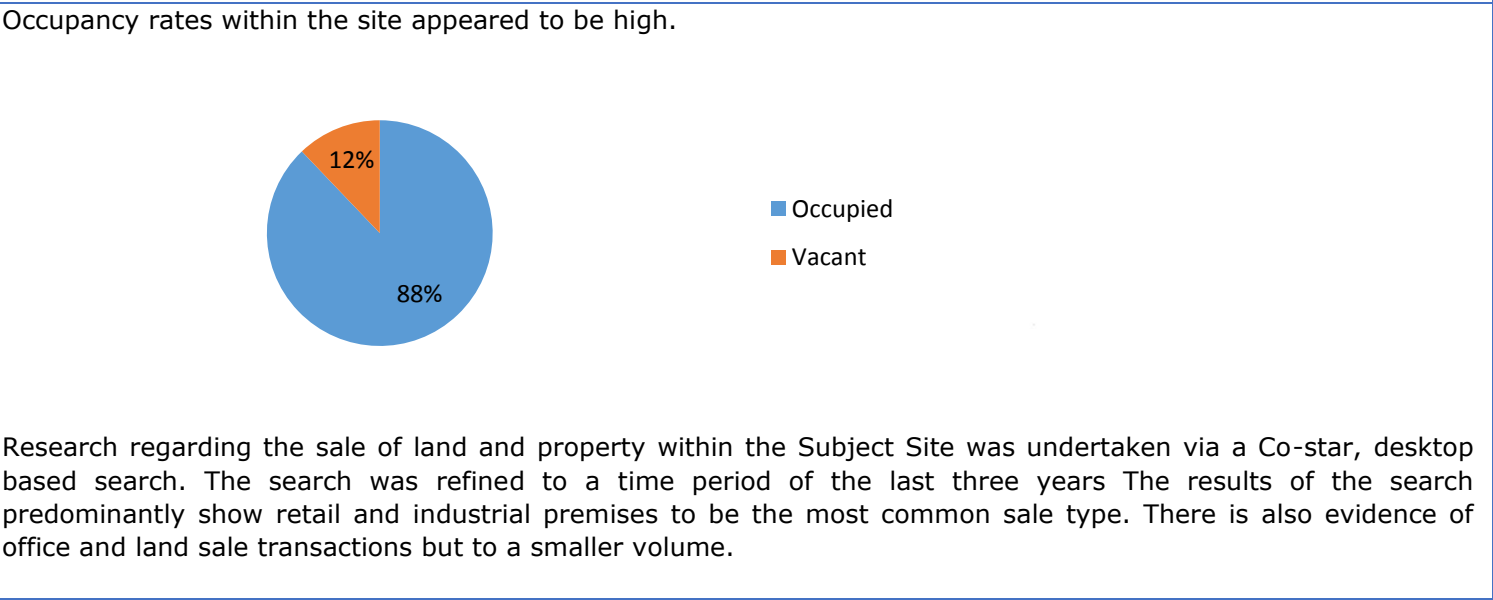
**Approximate Age of Accommodation**



**Number of floors**



**Occupancy/ vacancy rates**



**Redevelopment Potential**

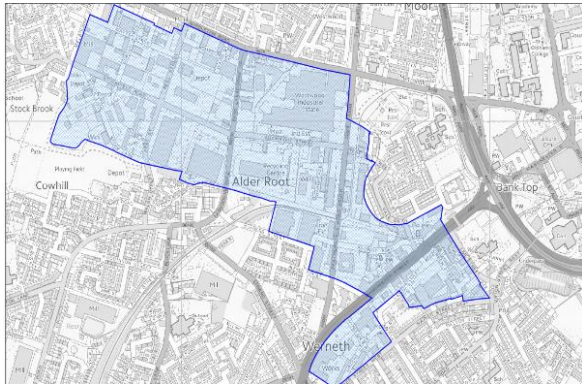
Hollinwood Junction is a 30 acre mixed use development that is proposed to incorporate retail, leisure, employment and housing uses. There are 2 other large areas of vacant land on site with development potential.

The site is considered to have strong sustainability with consideration to the range of property stock which is considered to be in a generally good condition and the availability of development land.

Site Photographs



# Chadderton Technology Park



## **Location**

Chadderton Technology Park is located central within Oldham Town Centre.

Chadderton Technology Park has good accessibility to major motor services, such as the M6 which is circa 19.5 miles away and the M1 which is circa 28.3 miles away.

## **Rail/ Bus Services**

Nearby Tram stations include Westwood – which is located on the opposite side of the road (Middleton Road) running adjacent to site.

There multiple bus stops within the site.

## **Description**

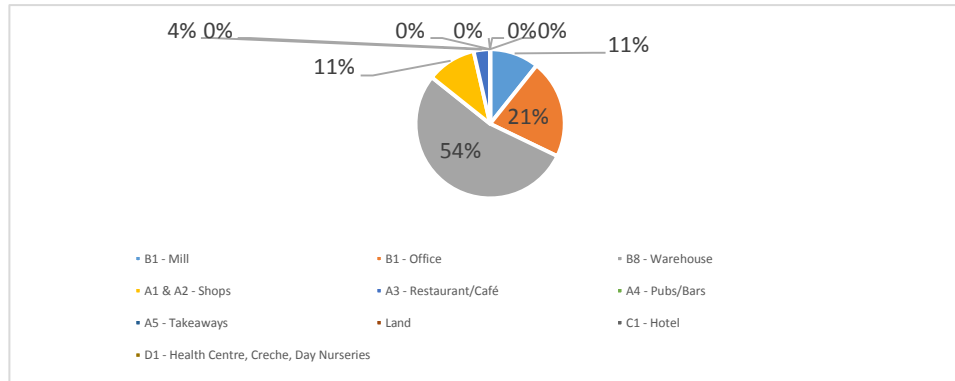
Chadderton Technology Park comprised a large mixed use site. The boundaries of the site are irregular and are intersected by A62 (running north to south) the general characteristic of the site are effectively formed into three distinct parts.

The south eastern area of the site that is divided from the rest of the site by the A62 is defined as mixed use. The accommodation includes mainly warehouse accommodation and the 247 Hotel.com. Fronting the A62 there is the Manchester veterinary surgery, and a Shell petrol filling station, accompanied by other mixed use accommodation.

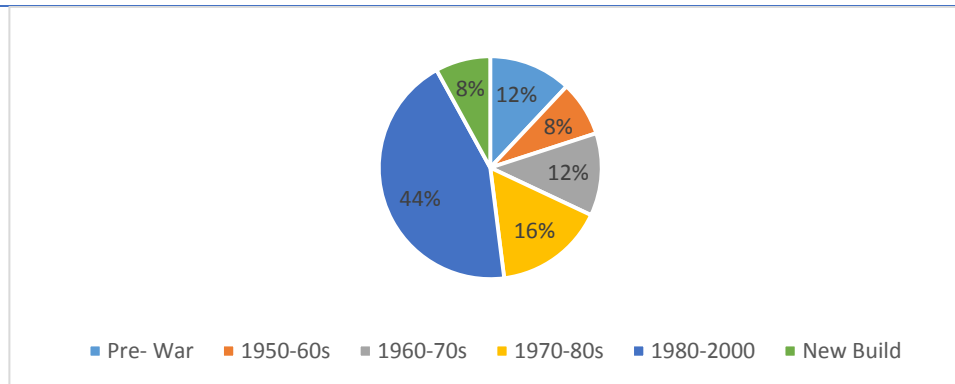
The north western area of the site comprises mainly warehouse accommodation for manufacturing and construction purposes. The site includes older mill properties that have been renovated and are in use, and some that appear to be in disrepair. The remainder is predominately typified by office accommodation with high business occupations.

**Property Uses & Characteristics**

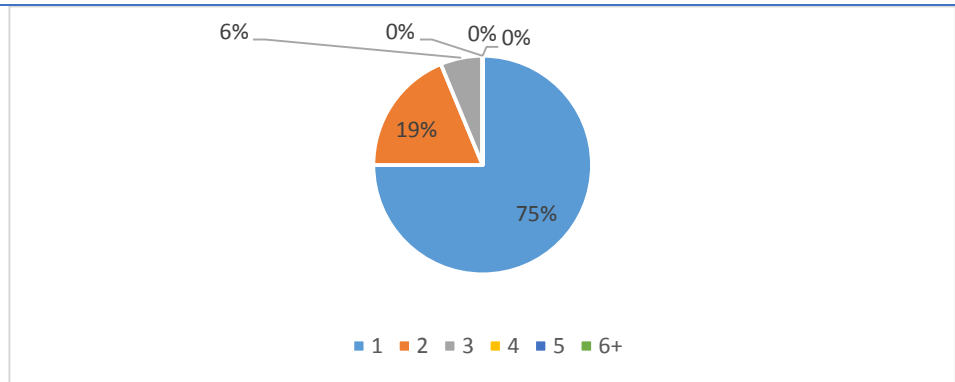
The site is an established mixed use area but mainly comprises warehouse accommodation used for manufacturing purposes on a small business scale.



**Approximate Age of Accommodation**

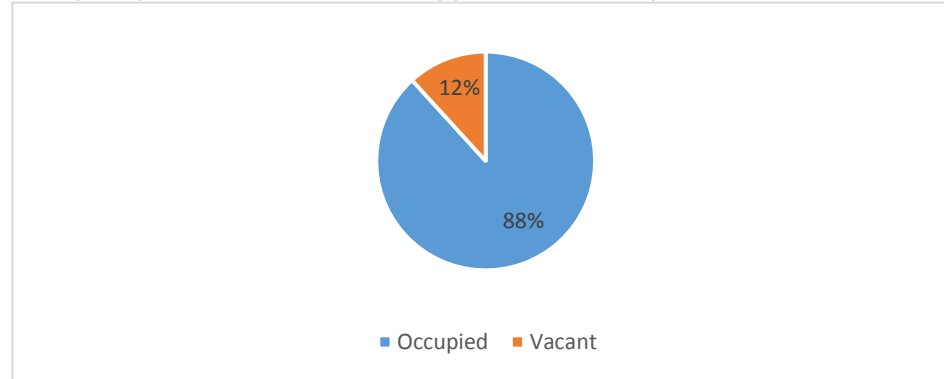


**Number of floors**



**Occupancy/ vacancy rates**

Occupancy rates within the site appeared to be high.

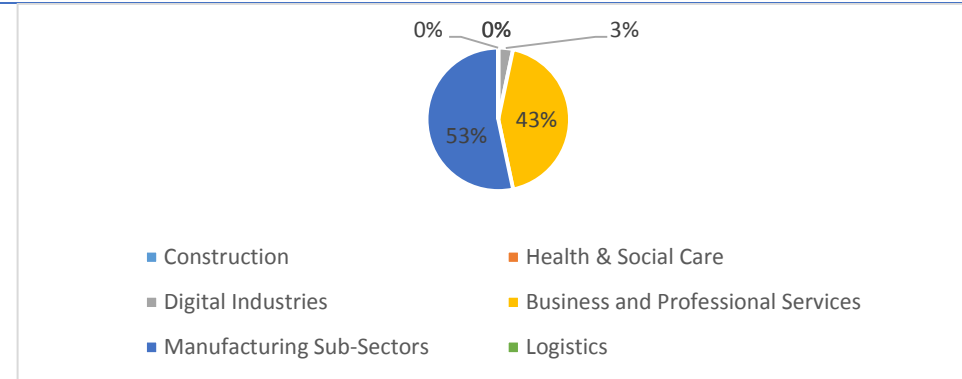


Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search predominantly show a low volume of sales but a mixture of property types across warehouse and office uses in particular.

**Redevelopment Potential**

There is currently no vacant areas of land that is available for redevelopment. There is opportunity for redevelopment of some of the older warehouse properties within the site.

**Existing Primary Use Classes**



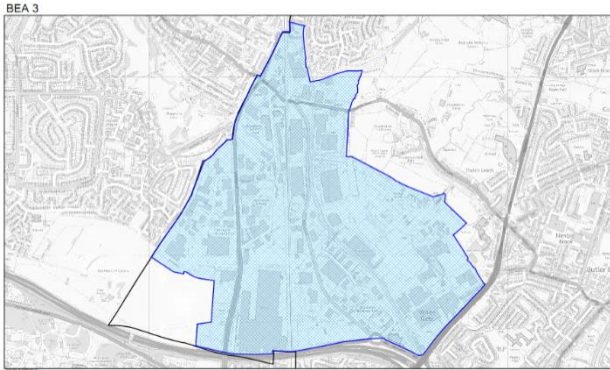


Site Photographs





## BEA 3 Greengate/ Broadgate



### **Location**

The site is located within 2.5 miles to Oldham Town Centre. The site has direct access to the M60, leading to the A663 and A62. The M6 is easily accessible via the M60 & A57 and the M1 is directly accessed via M62.

### **Rail/ Bus Services**

Moston Railways station is located circa 0.3 miles away from the site.

There are 7 bus stops run directly through the site.

### **Description**

Greengate/ Broadgate comprised an established employment area. The site is located directly north of the M60. The site is intersected by the railway and provides a range of property stock.

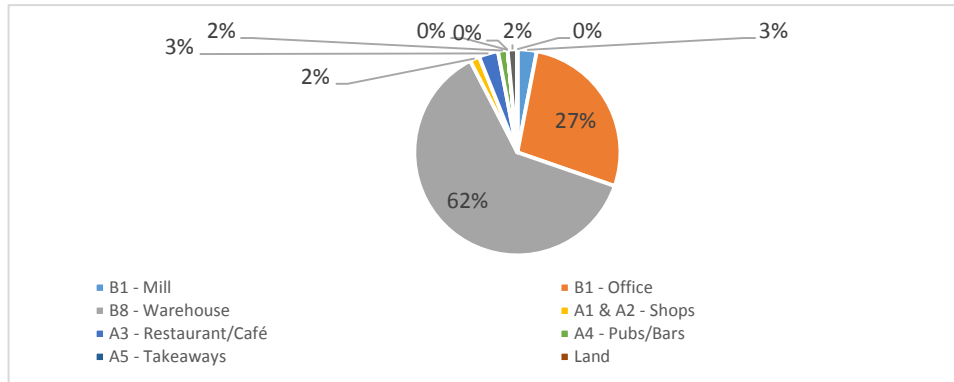
The western side of the site comprises a mixed use area, predominantly warehouse accommodation, including the facilities of MONO Pumps. There is a strong logistics and manufacturing presence and modern office accommodation with high occupancy rates.

The eastern side is similarly defined by large industrial accommodation with a number utilised for manufacturing. There is further evidence of modern office accommodation with high occupation rate including public agencies including The Greater Manchester Police Force and the driver and vehicle standards agency.

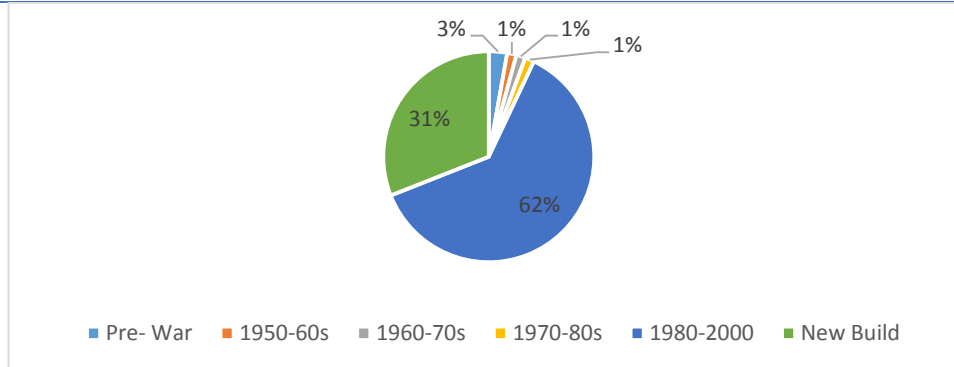
There is a small provision of vacant land to the western edge of the site with assumed development potential.

**Property Uses & Characteristics**

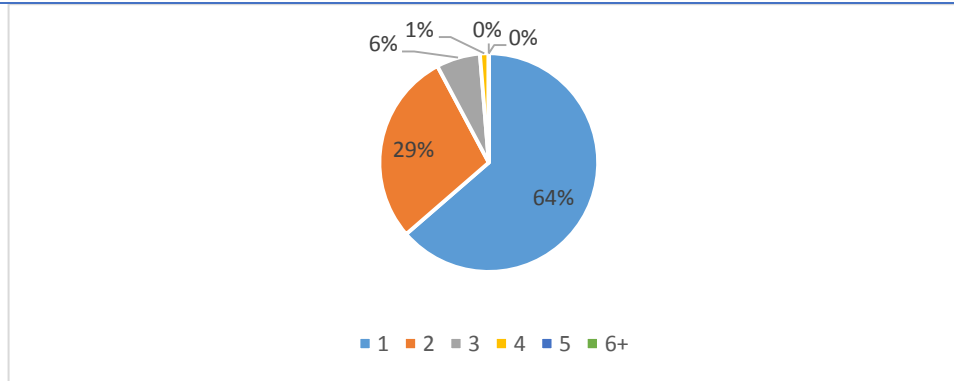
The site is an established mixed use area but mainly comprises warehouse and office accommodation. The site comprises a range of property stock, including some modern office accommodation.



**Approximate age of accommodation**

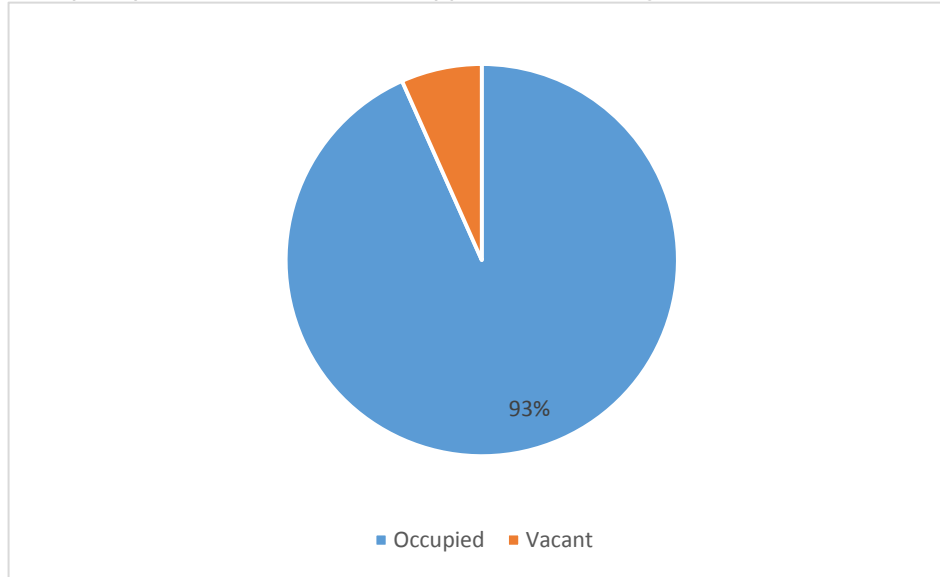


**Number of floors**



**Occupancy/ vacancy rates**

Occupancy rates within the site appeared to be high.



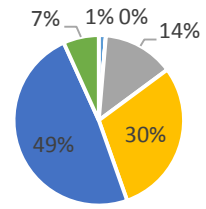
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search predominantly show a low volume sale transactions but transactions at substantial lot sizes. The property types included were Industrial and office only.

**Redevelopment Potential**

There is currently a new development within the site, comprising new build commercial accommodation.

The site is considered to have strong sustainability with consideration to the range of property stock and availability of development land.

## Existing Primary Use Classes



- Construction
- Business and Professional Services
- Health & Social Care
- Manufacturing Sub-Sectors
- Digital Industries
- Logistics

## Site Photographs





## BEA 4 - Busk



### Location

Busk is located 0.7 miles to the north west of Oldham Town Centre. The Site has direct access to the B6195, linking to the B6193, B6393 and A62. The A62 offers direct access to Manchester Ring Road and City Centre. The M6 is easily accessible via the A62, M60 & M56. Circa 24.9 miles away. The M1 is directly accessed via M62. Circa 27.2 miles away.

### Rail/ Bus Services

Mills Hill train station is located approximately 1.7 miles away from the site. Westwood tram station is approximately 0.3 miles away from the site.

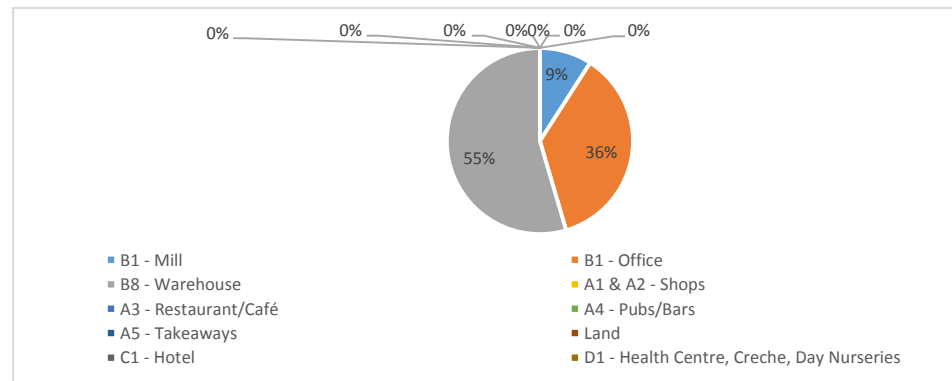
There are 7 bus stops within close proximity of the site on Quebec Street, Chadderton Way and Featherstall Road.

### Description

Busk comprised mainly retail property but included a range mixed use properties. The site had good transport links having direct access off the A627. The property stock assessed within the site was generally of a good condition with a variety of mixed commercial property use classes and range in age and condition of the properties.

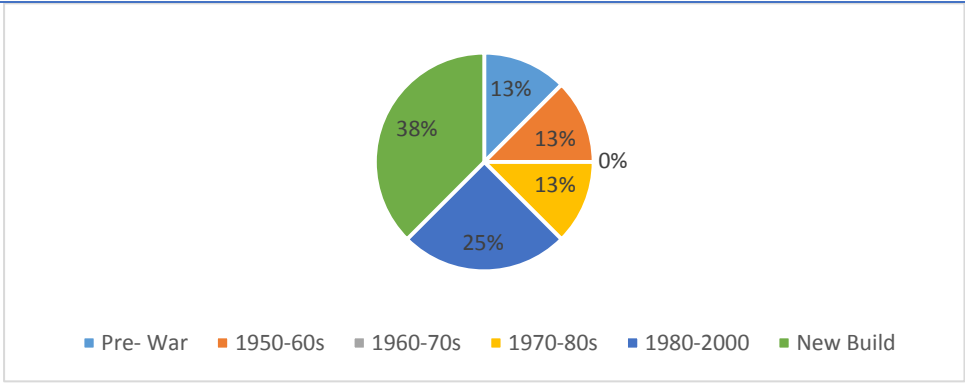
### Property Uses & Characteristics

The site is an established mixed use area comprising modern office accommodation and a variety of warehouse accommodation in differing conditions.

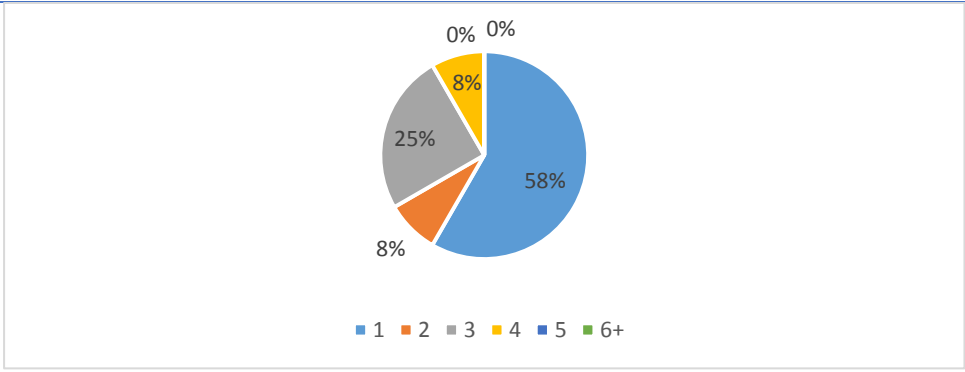




**Approximate age of accommodation**

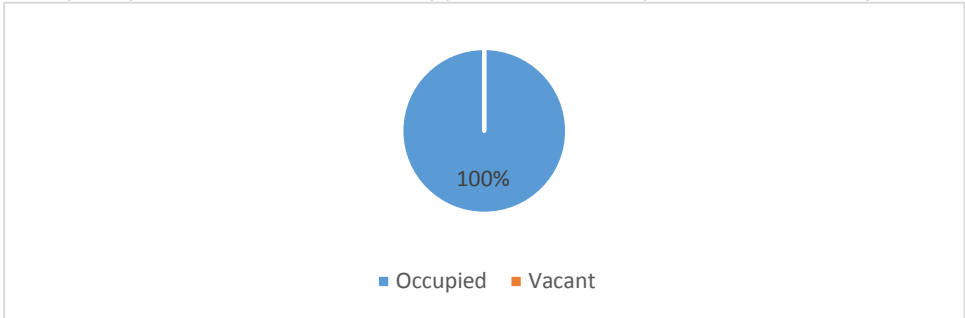


**Number of floors**



**Occupancy/ vacancy rates**

Occupancy rates within the site appeared to be high and no vacancy was noted.



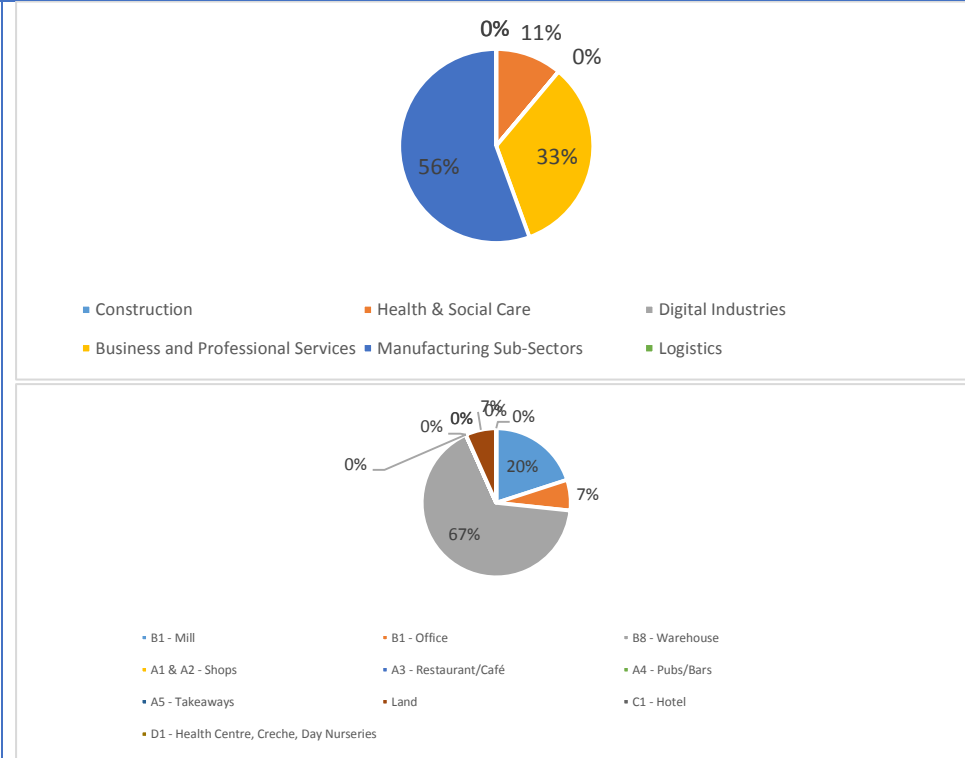
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show only one sale transaction within the last three years relating to an office sale.

**Redevelopment Potential**

The sites runs alongside the A627 and is also surrounded by residential developments. There is not considered to be strategic development potential currently existing within the site without demolition of existing buildings.

The site is considered to have strong sustainability with consideration to the range of property stock and general modern premises on site.

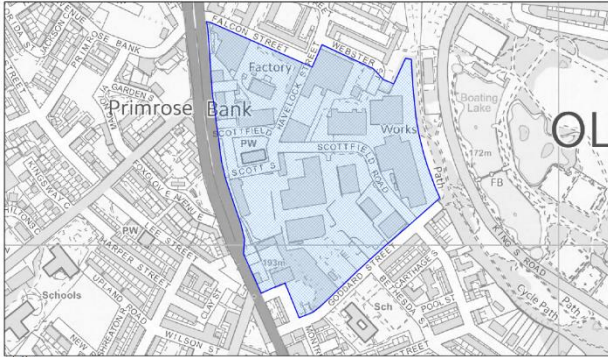
**Existing Primary Use Classes**



**Site Photographs**



## BEA 5 – Primrose Bank



### **Location**

The Subject Site is within close proximity to Oldham Town Centre. The site has direct access to the A627, leading to the A6104. The A6104 links to the A62 which offers direct access to Manchester Ring Road and City Centre. The M6 is accessible via the A6104, M60 & A56 and is circa 22.4 miles away. The M1 is directly accessed via A669, A670 & A635 and is Circa 27 miles.

### **Rail/ Bus Services**

Oldham Central Station is located circa 0.3miles away and Oldham King Street station is located circa 0.3 miles away.

There are 6 bus stops within vicinity of 1.1 miles.

### **Description**

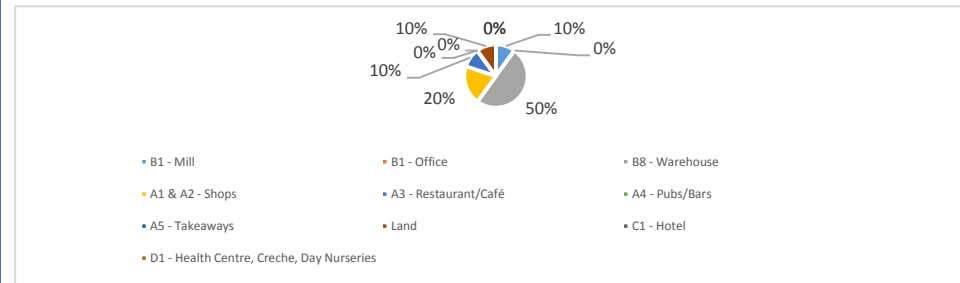
Primrose bank comprises a predominant manufacturing & construction site. The A627 runs along the western boundary of the site and Kings Park restricts the site to expanding any further to the east. The site is a small compact site contained within one area.

The southern end of the site is defined by large warehouse accommodation with occupiers such as George Hill Timber and HPP Products.

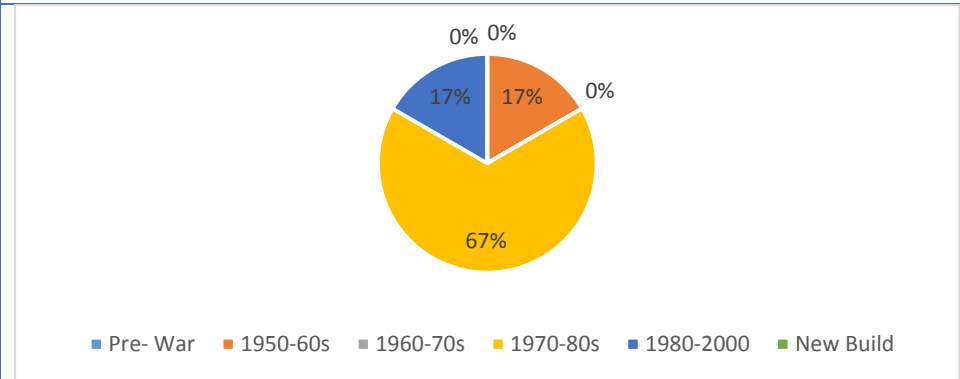
The northern end of the site is more mixed use and includes a range of business types, including some retailing and leisure uses. However overall it is predominantly suited for business and manufacturing and uses.

**Property Uses & Characteristics**

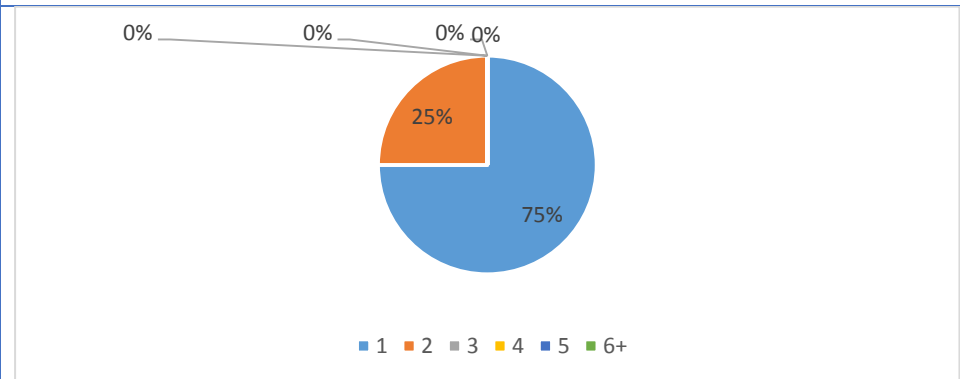
The site is a fit for use manufacturing area mainly comprising warehouse accommodation. The property stock is generally in a moderate/ good condition, but also includes some warehouse buildings in a poor condition. There is redevelopment potential with consideration to the older buildings on site.



**Approximate age of accommodation**

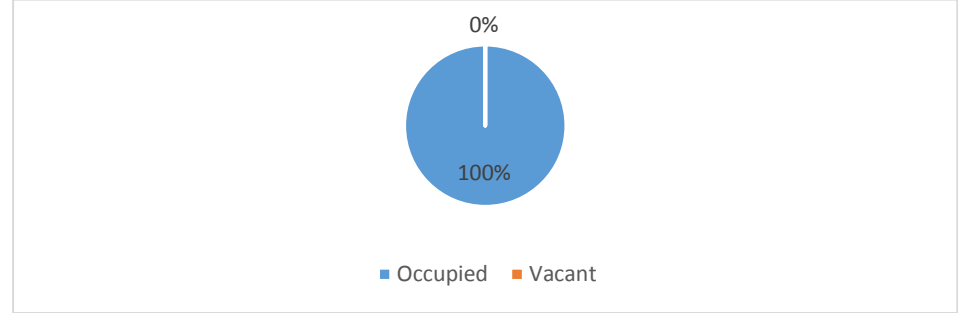


**Number of floors**



**Occupancy/ vacancy rates**

Occupancy rates within the site appeared to be high with no vacancy recorded during our inspection.



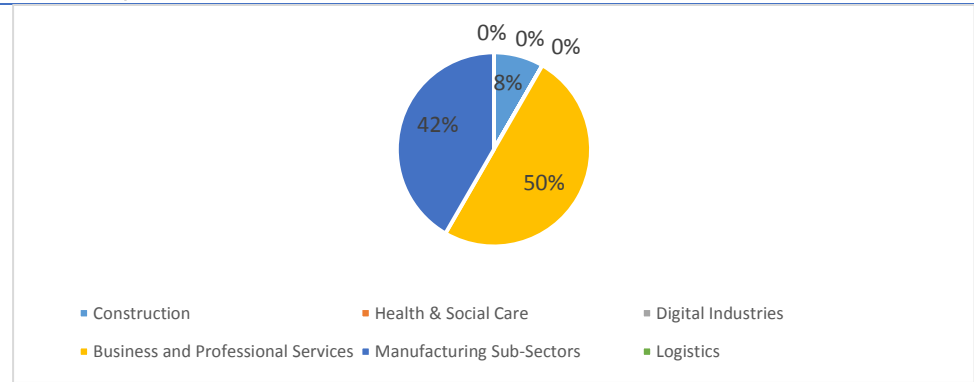
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search predominantly show only one sale transaction within the last three years which related to a warehouse property.

**Redevelopment Potential**

The site comprises mainly large manufacturing warehouse accommodation and is compact. There is no internal or external vacant space for new developments.

The site is considered to have moderate sustainability levels with consideration to the range of property stock and general quality of the premises on site. There is little evidence of available development land although some of the current property stock on site is considered to be of a poorer quality and may be subject to redevelopment in the future.

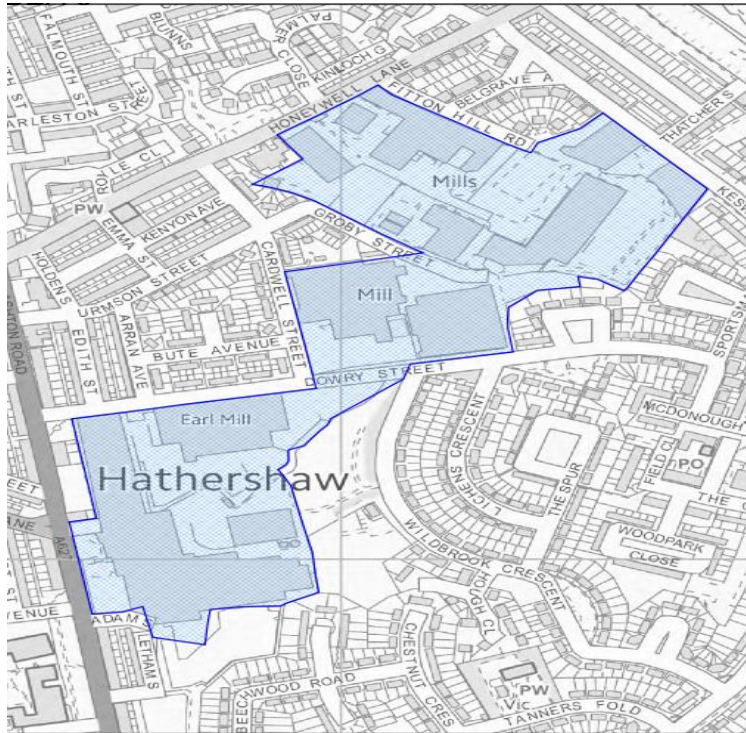
**Existing Primary Use Classes**



**Site Photographs**



## BEA 6 – Hathershaw



### **Location**

The Subject Site is approximately 1 mile from Oldham Town Centre. The site has direct access to the A6104, leading to the A62. The A62 links to the A62 which offers direct access to Manchester Ring Road and City Centre. The M6 is accessible via the A6104, M60 & A56 and is circa 18.8 miles away. The M1 is directly accessed via A627, M62 and is circa 28 miles away.

### **Rail/ Bus Services**

Oldham Central is located circa 3.1 miles away from the site.

Oldham King Street is located circa 3.2 miles away from the site.

There are 6 bus stops directly surrounding the outer road of the site within vicinity of 1.1 km.

### **Description**

Hathershaw comprises a predominantly a collection of renovated mill buildings used for manufacturing purposes. The general characteristics of the site are effectively formed into three distinct parts.

The south western area is defined by a large manufacturing warehouse accommodation occupied by Park Cake Bakery and Earl Mill which has been redeveloped into the Earl Business Centre

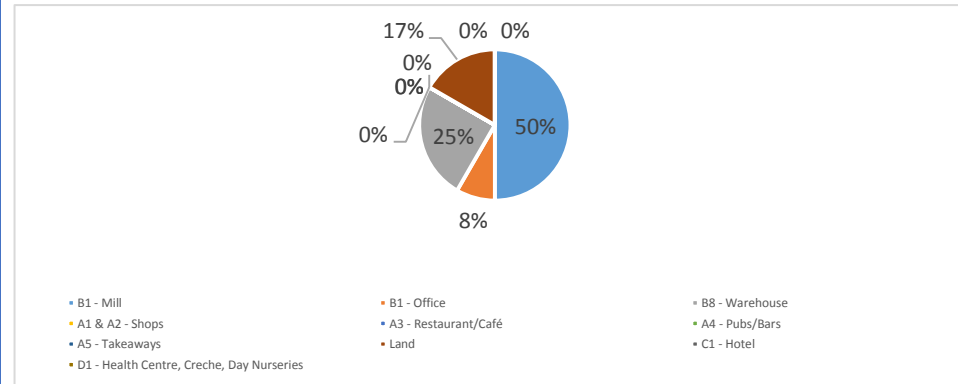
The central area of the site is now vacant land with redevelopment potential after the previous occupying mill was demolished.

The northern area of the site comprises a series of renovated mill buildings and some areas of vacant land with development potential. The site is predominantly a manufacturing area

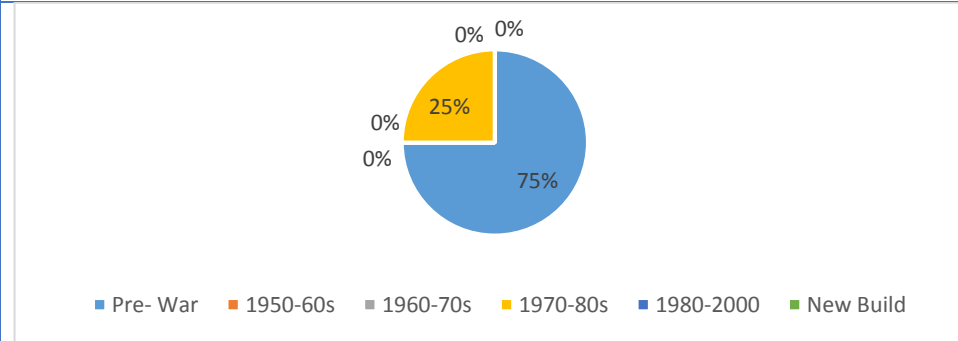


**Property Uses & Characteristics**

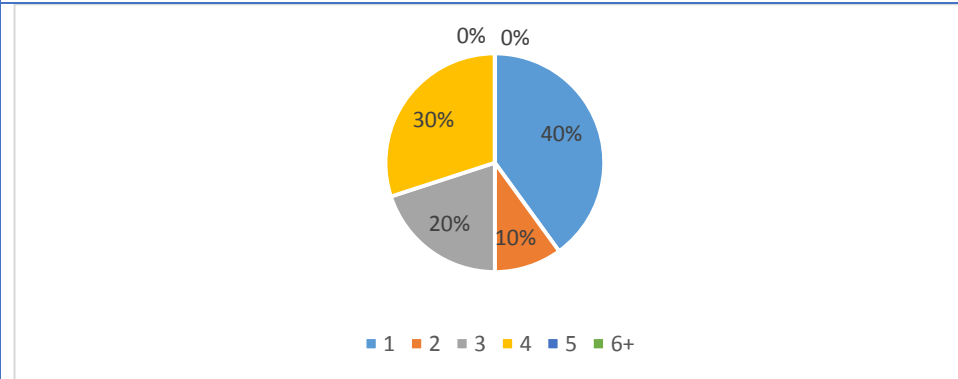
The site is an established manufacturing site, comprised mainly of mill buildings. The majority of the mil buildings on site are currently in use. The Earl Business Centre offers modern office accommodation within the renovated Earl Mill.



**Approximate age of accommodation**

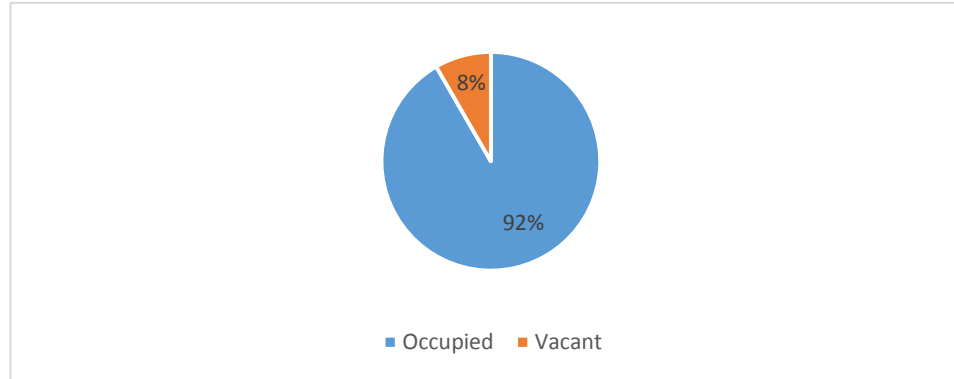


**Number of Floors**



**Occupancy/ vacancy rates**

Occupancy rates within the site appeared to be high.



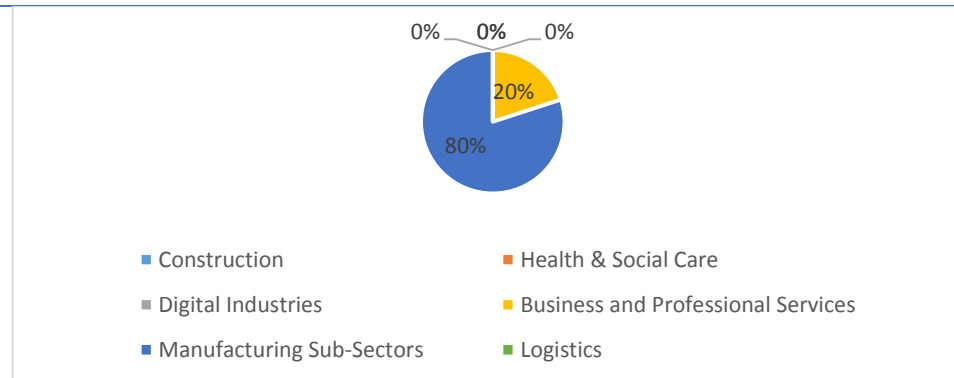
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show no sale transactions within the site.

**Redevelopment Potential**

The Site includes a large vacant area of land which was previously occupied by a large mill building.

The site is considered to have moderate sustainability levels with consideration to the range of property stock and general quality of the premises on site. There is evidence of available development land and the property stock on site is considered to be of a fair/good condition.

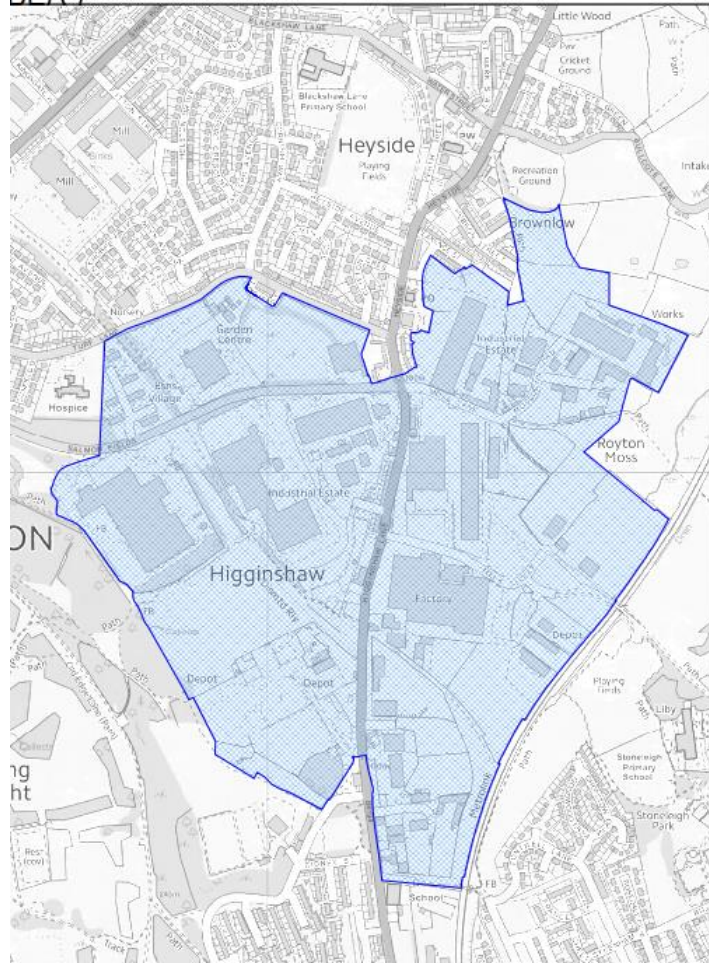
**Existing Primary Use Classes**



**Site Photographs**



## BEA 7 – Higginshaw



### **Location**

The Subject Site is located 0.9 miles from Oldham Town Centre. The site has direct access to Salmon field's road, leading to the A663. The A663 links to the A62 which offers direct access to Manchester Ring Road and City Centre. The M6 is accessible via the A671, A627 & A62, M60 and M56 which is circa 19.8 miles away. The M1 is directly accessed via Lees Road, A669, A635 and A636 and is circa 23.3 miles away.

### **Rail/ Bus Services**

Derker Station is located circa 0.7 miles away.

There are 5 bus stops directly surrounding the outer road of the site (Higginshaw Lane)

### **Description**

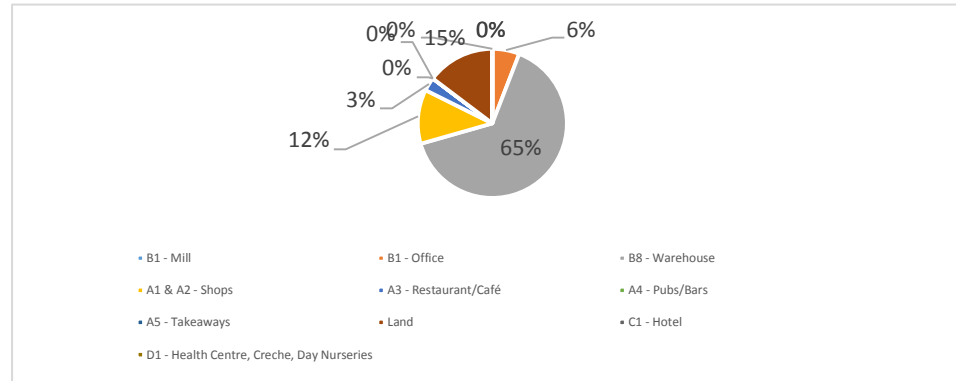
Higginshaw comprises an established large mixed use site. The general characteristics of the site are effectively formed into two distinct parts, situated to the east and west of Higginshaw Lane. Higginshaw Lane (running north to south) splits the site fairly centrally.

The eastern area of the site is comprised of warehouse accommodation typified by manufacturing and construction occupiers. There are areas of external yard space currently used for storage purposes that are considered to have development potential.

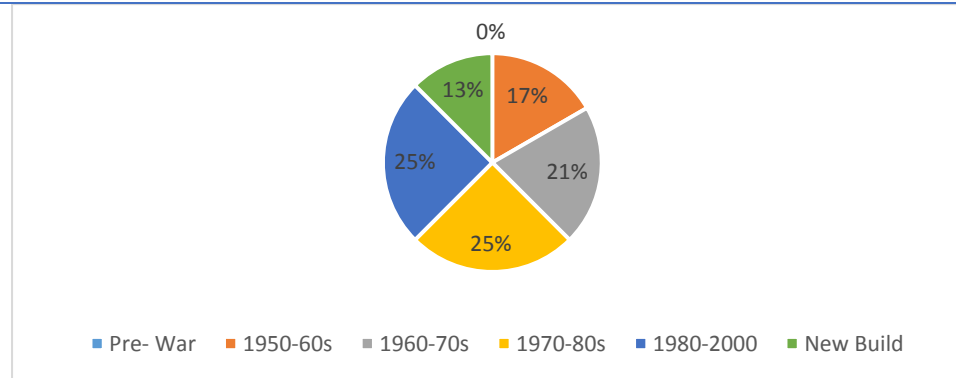
The western side of the site is defined by the warehouse facilities of Polyflor Ltd and Best Food Logistics. There is also evidence of vacant land.

### Property Uses & Characteristics

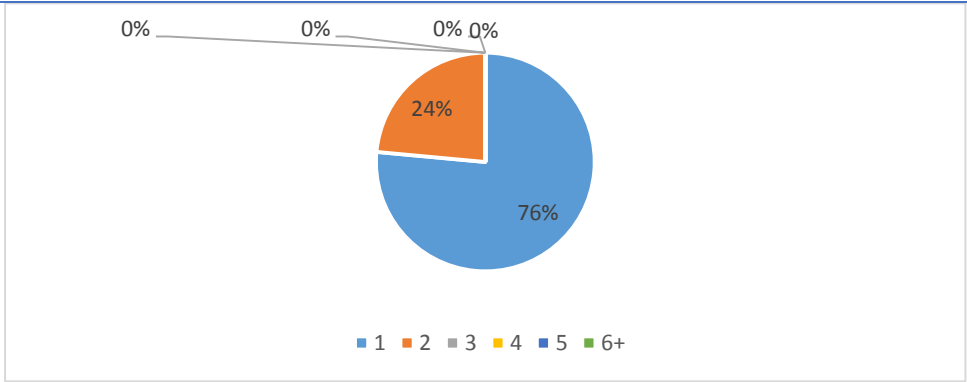
The site is an established manufacturing site, warehouse accommodation in a good condition. The predominant uses on site are construction and manufacturing. A lot of the construction accommodation retains large areas of external land for equipment storage. The site also includes some modern office accommodation.



### Approximate age of accommodation

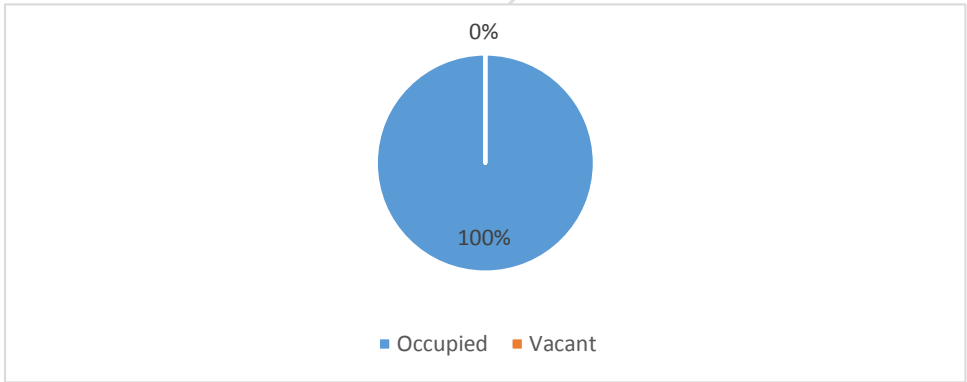


**Number of floors**



**Occupancy/ vacancy rates**

Occupancy rates within the site appeared to be high.



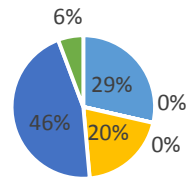
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show a limited volume of sale transactions, mainly comprising industrial property and land.

**Redevelopment Potential**

Higginshaw has large segments of land with development potential. There is current ongoing developments within the site with new modern commercial accommodation under construction. Shop Direct are due to vacate the site they are currently occupying, which will present further redevelopment opportunity. The developments will raise the profile of the general property stock within this site.

The site is considered to have strong sustainability with consideration to the range of property stock which is considered to be in a generally good condition and the availability of development land.

## Existing Primary Use Classes



- Construction
- Digital Industries
- Manufacturing Sub-Sectors
- Health & Social Care
- Business and Professional Services
- Logistics

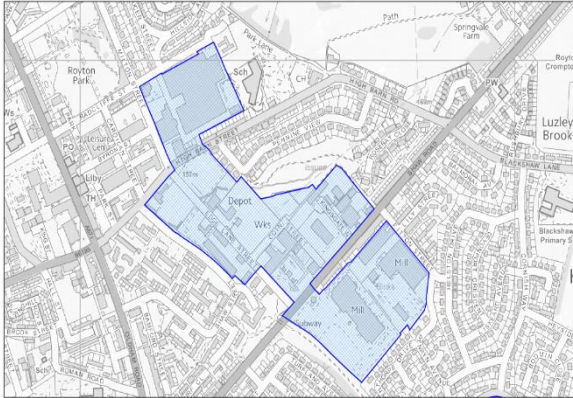
## Site Photographs







## BEA 8 – Shaw Road



### **Location**

The Subject Site is located 1.7 miles from Oldham Town Centre. The site has direct access to the B6195, linking to the B6193, B6393 and A62. The A62 offers direct access to Manchester Ring Road and City Centre. The M6 is easily accessible via the A62, M60 & M56 and is circa 24.9 miles away. The M1 is directly accessed via the M62 and is circa 27.2 miles away.

### **Rail/ Bus Services**

Shaw and Crompton station is located circa 1.3 miles away. There are 7 bus stops within close proximity on High Barn Street and Oldham Road.

### **Description**

Shaw Road comprised mainly a manufacturing area. The boundaries of the site are irregular and are intersected by the A663 and High Barn Street. The general characteristics of the site are effectively formed into three distinctive parts.

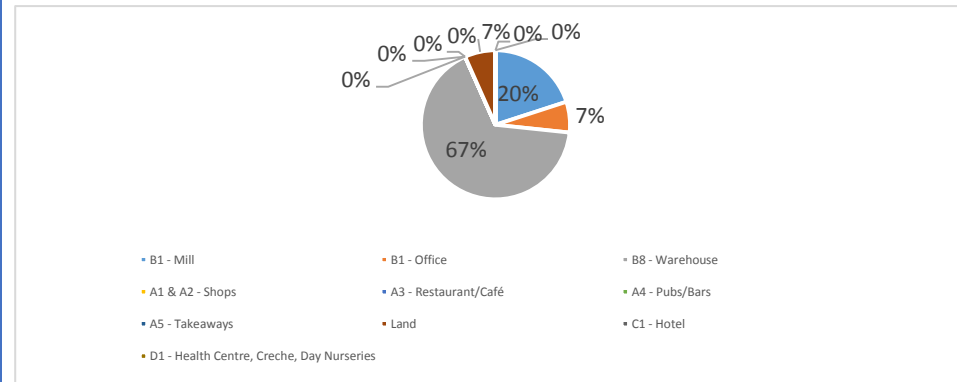
The south eastern area is defined by the warehouse facilities of Patterson's & Rothwell Ltd and UK Electronics Ltd. Lion Mill is situated within this area of the site and was recently sold.

The middle segment of the site comprises a collection of small mixed use properties. The buildings are all of a relatively small size and are well occupied by local businesses.

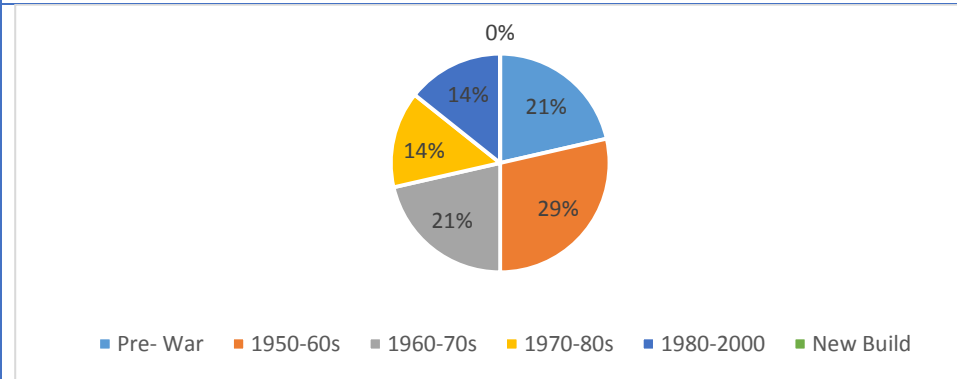
The northern area of the site is predominantly occupied by a mill building at the rear of residential terrace housing.

**Property Uses & Characteristics**

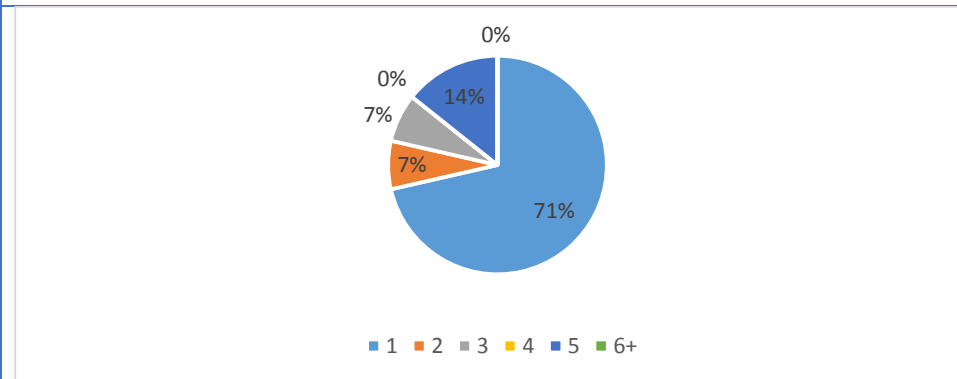
The site provides a range of property uses and ages of accommodation. The accommodation is considered fit for use.



**Approximate age of accommodation**

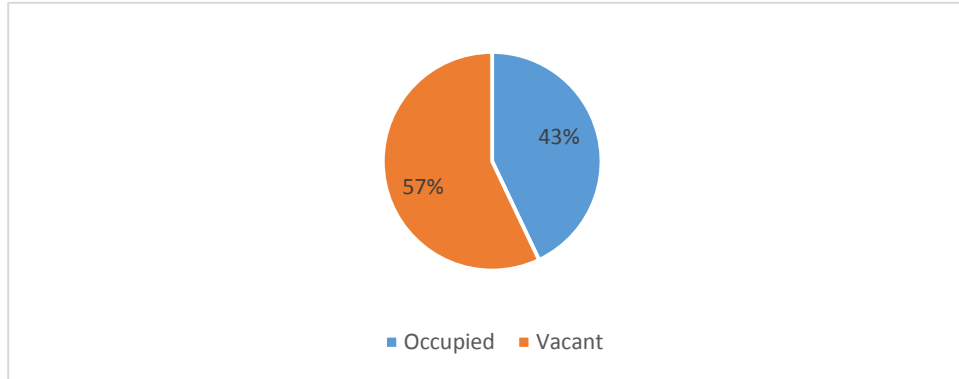


**Number of floors**



**Occupancy/ vacancy rates**

Occupancy rates within the site appeared to be high.



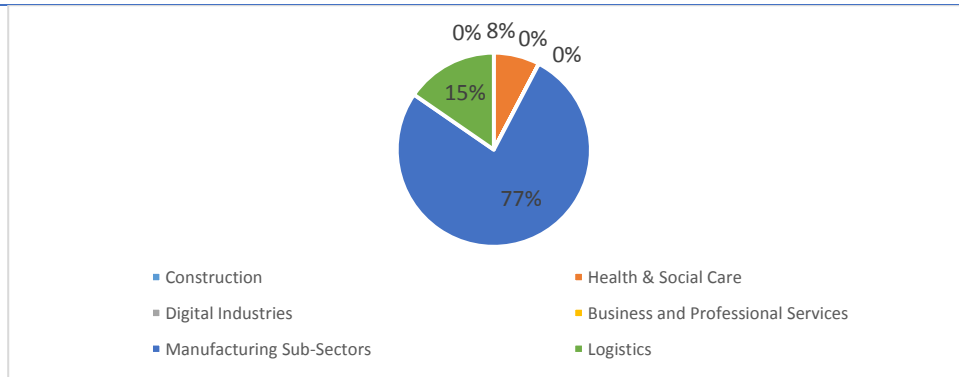
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results show only one sale transaction, of Lion Mill.

**Redevelopment Potential**

The site is relatively small and has recently been subject to residential redeveloped within its immediate surroundings. The surrounding residential areas and shortage of land availability, limits development potential. There is redevelopment potential in some of the older properties on site.

The site is considered to have moderate sustainability levels with consideration to the range of property stock which is considered to be in a generally good condition and the availability of development land.

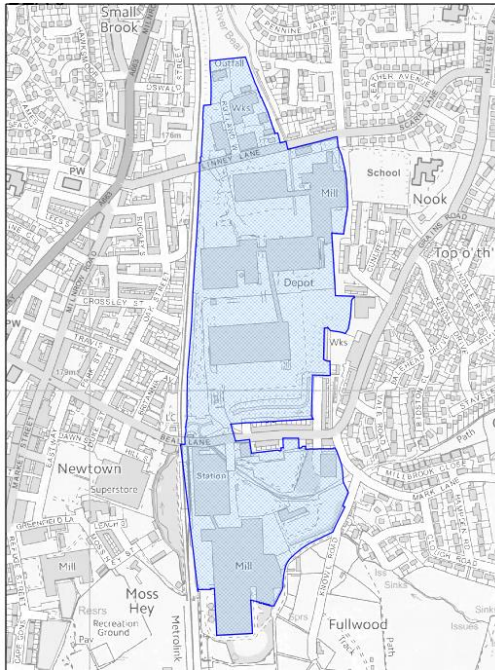
**Existing Primary Use Classes**



**Site Photographs**



## BEA 9 – Shaw



### **Location**

The Subject Site is located 2.8 miles from Oldham Town Centre. The site has direct access to the B6195, linking to the B6193, B6393 and A62. The A62 offers direct access to Manchester Ring Road and City Centre. The M6 is easily accessible via the A663A62, M60 & M56 and is circa 21.8 miles away. The M1 is directly accessed via M62 and is circa 25.3 miles away.

### **Rail/ Bus Services**

Shaw and Crompton Station runs adjacent to the site.

There are several bus stops within close proximity on surrounding site roads. (Linnley Road, Grains Road) on High Barn Street and Oldham Road.

### **Description**

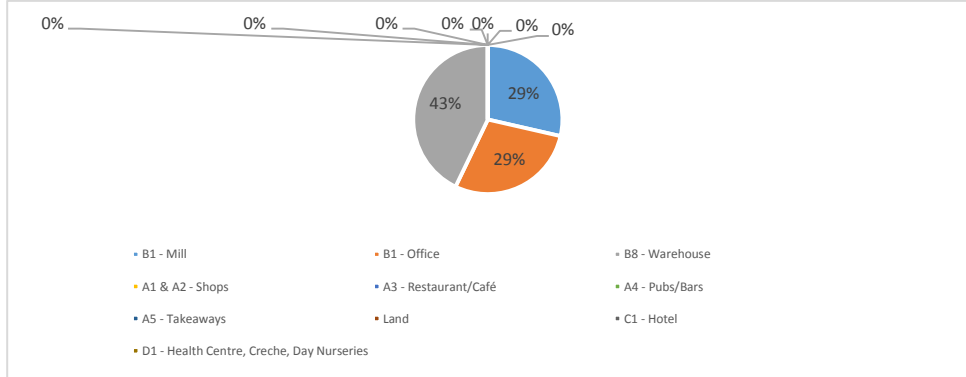
Shaw comprises a small site comprising predominantly two large distribution centres with a high site coverage. The site is intersected by Beal Lane (running west to east). The general characteristics of the site are effectively formed into two distinct parts.

The southern section of the site is defined by the offices and facilities of N Brown Logistics. Fronting Beal Lane is a renovated mill building. The rest of the premises comprises another mill building and newly built extended warehouse accommodation.

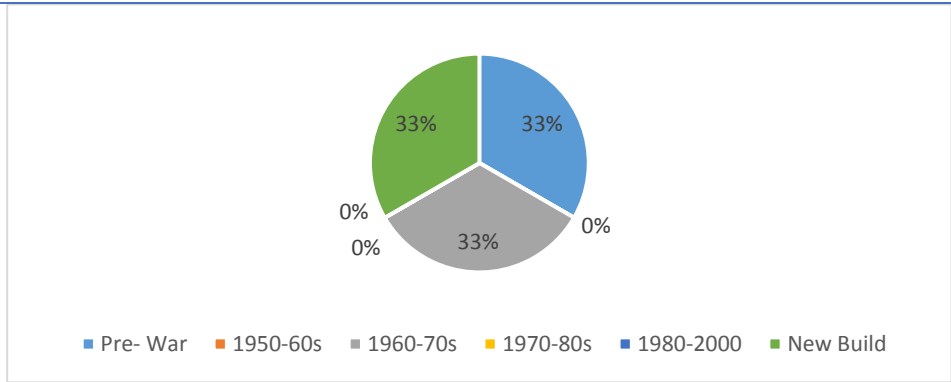
The northern section of the site is defined by the offices and facilities of Shop Direct. There is also a small cluster of warehouse accommodation at the northern tip of the site.

**Property Uses & Characteristics**

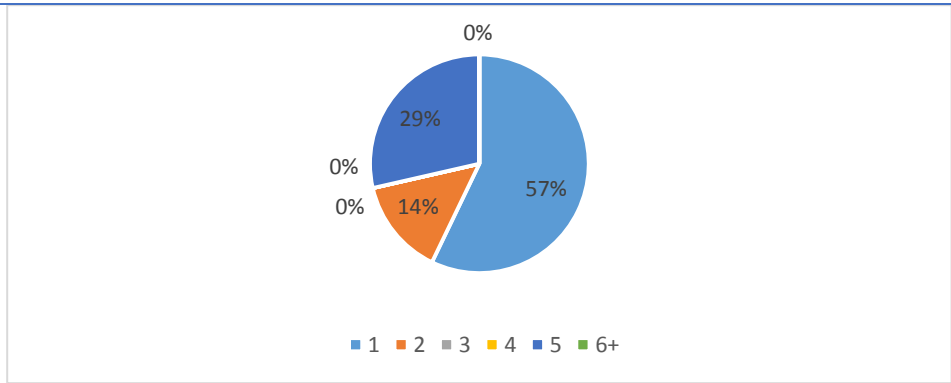
The site comprises a fit for use - purpose built distribution accommodation including a mix of older renovated mill buildings and newer extended warehouse and office accommodation.



**Approximate age of accommodation**

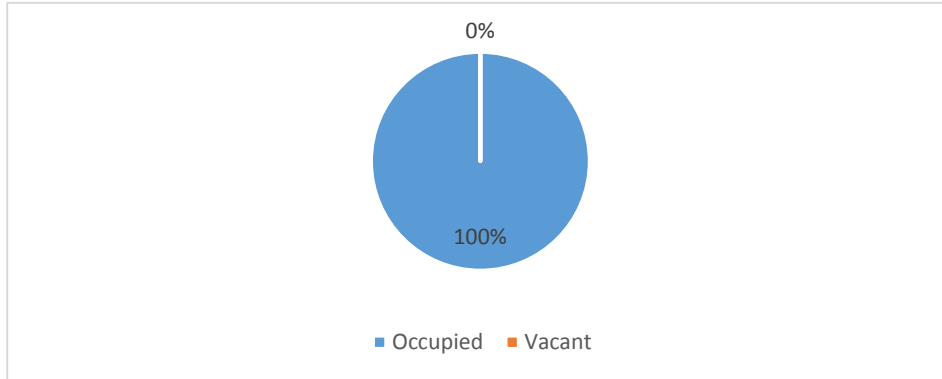


**Number of floors**



**Occupancy/  
vacancy rates**

The Site is currently fully occupied, although it is understood that Shop Direct are scheduled to vacate the site.



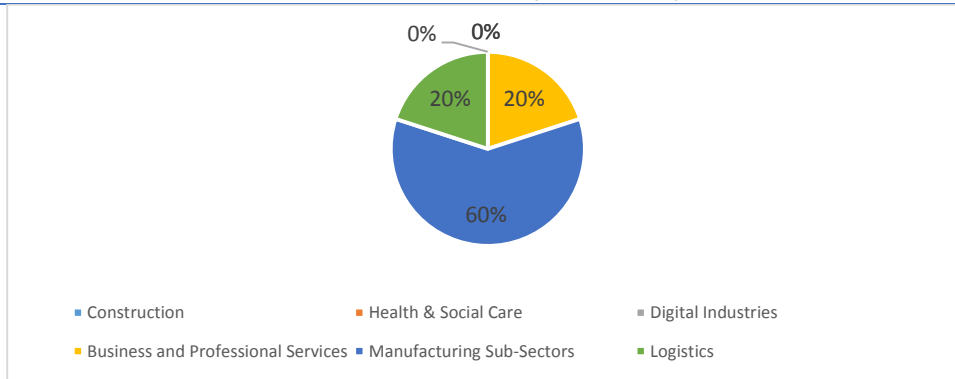
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show no evidence of any sale transactions.

**Redevelopment  
Potential**

There is little redevelopment potential within the site in its current form.

The site is considered to have moderate levels of sustainability, with consideration to the condition of property stock on site. However there limited availability of development land.

**Existing Primary Use  
Classes**

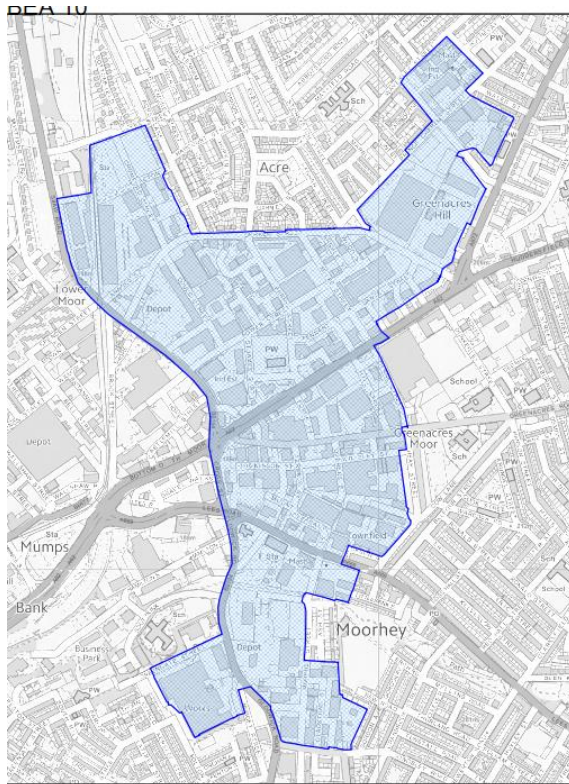


**Site Photographs**





## BEA 10 – Greenacres



### **Location**

The Subject Site is located 2 miles from Oldham Town Centre. The M6 is easily accessible and is located circa 18.5 miles away. The M1 is located Circa 21.8 miles away.

### **Rail/ Bus Services**

Derker and Oldham Mumps tram stations are located bordering the site.

There are 15 bus stops within the site, predominately located along Huddersfield Road.

### **Description**

Greenacres comprises an established employment site. The boundaries of the site are irregular and are intersected by the A669 (running west to east) and the A62 (running south west to north east). The general characteristics of the site are effectively split into three distinct sections.

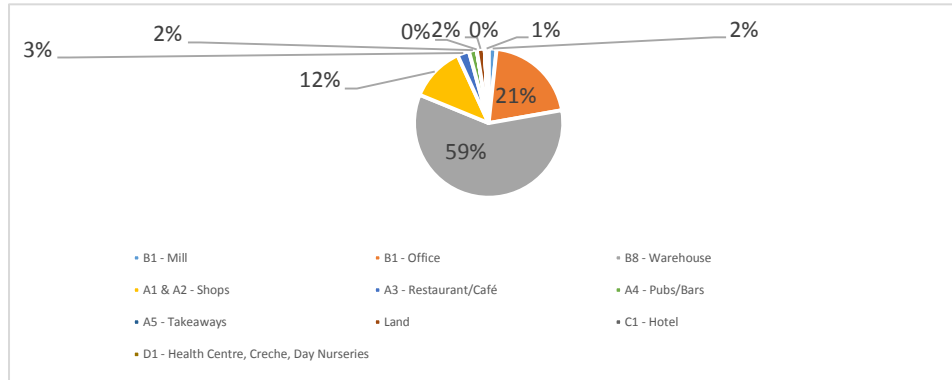
The southern part of the site comprises a compact collection of mixed use property that is predominantly warehouse accommodation with small business occupiers. The property stock is generally in a fairly good condition.

The mid-section of the site is contained between the A62 and A669 to the north and south and Cross Street and Heap Street to the west and east. The property stock within the mid-section of the site is defined by predominantly warehouse accommodation with small scale manufacturing/ business occupiers.

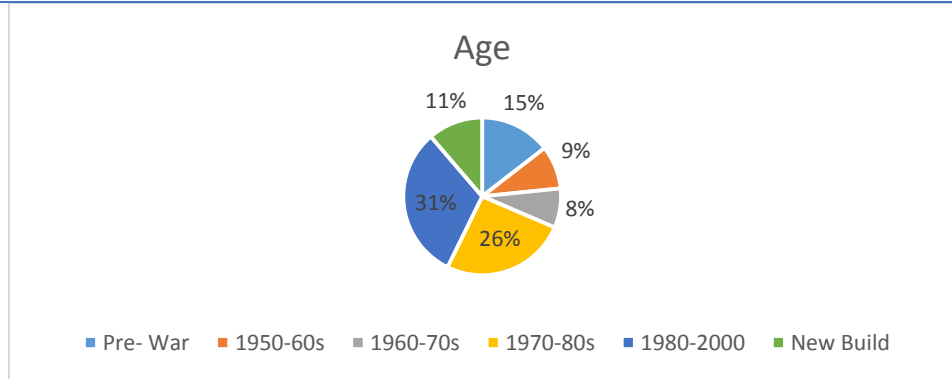
The northern section of the site is 'U' shaped. This section comprises generally older property stock including mill properties.

**Property Uses & Characteristics**

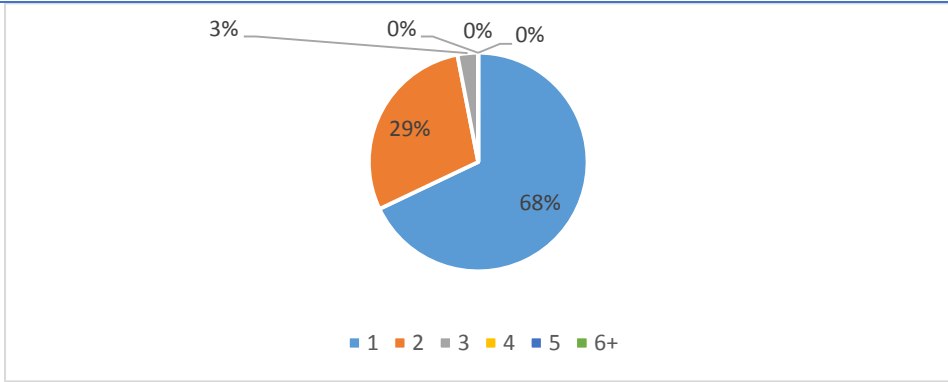
The site is mixed use but underpinned by manufacturing and small business occupiers. The general standard of accommodation on site is good but there is evidence differentiating levels of building quality throughout the site. The site is considered to have development potential for modern accommodation.



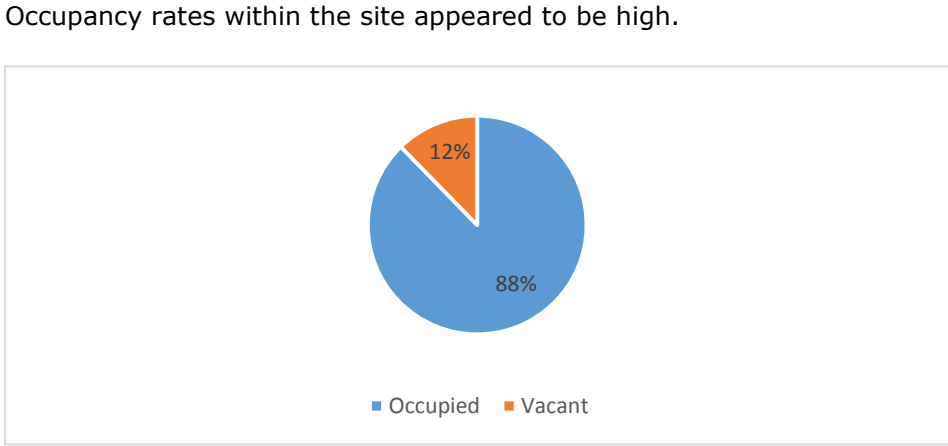
**Approximate age of accommodation**



**Number of floors**



**Occupancy/ vacancy rates**



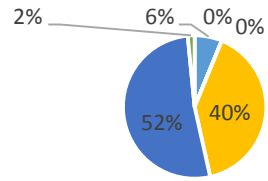
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search predominantly show a wide range in industrial/ light industrial properties sale transactions.

**Redevelopment Potential**

Greenacres is a compact site with limited availability of development land.

The site is considered to have moderate sustainability given the generally good condition of existing property stock. The property stock on site significantly varies with a wide range of properties included. There is evidence of some new build modern properties and older properties in a poor/ disused condition.

### Existing Primary Use Classes



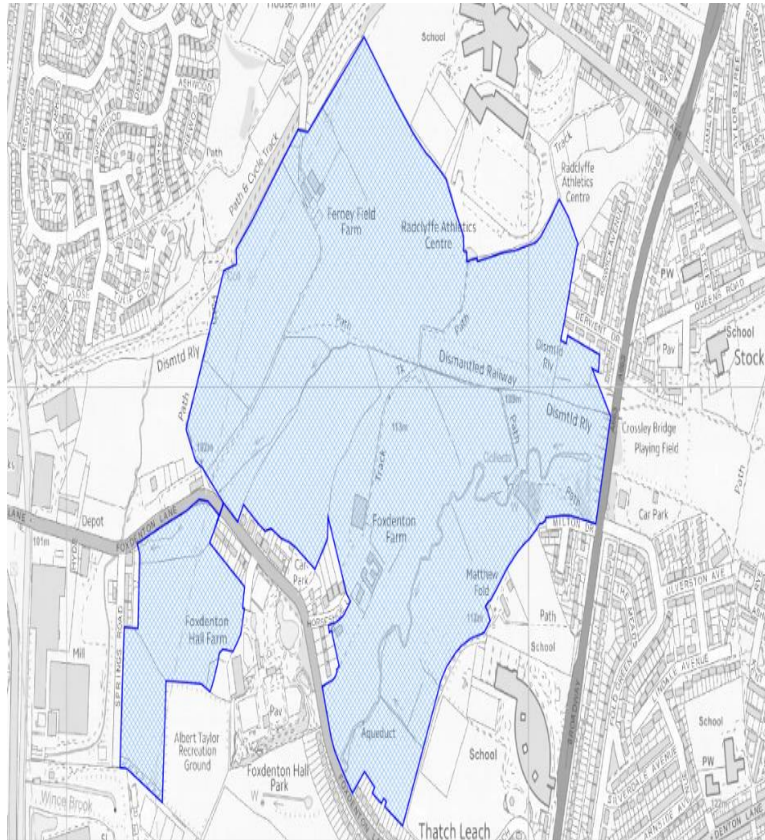
- Construction
- Health & Social Care
- Digital Industries
- Business and Professional Services
- Manufacturing Sub-Sectors
- Logistics

### Site Photographs





# FOXDEXTON



## **Location**

The Subject Site is located 1.9 miles from Oldham Town Centre. The M6 is easily accessible and is located circa 17.4 miles away. The M1 is located Circa 29.5 miles away.

## **Rail/ Bus Services**

Moston Train station is located approximately 1.1 miles from the site. Freehold and South Chadderton tram stations are located approximately 0.9 and 1 mile away respectively.

There are 6 bus stops located within a close vicinity of the site along the eastern border of the site situated on the A663, Eaves Lane and Middleton Road.

## **Description**

Foxdenton comprises a predominantly vacant area of land which has previously been designated for employment uses. A section of the site has more recently been released for a new housing development.

The remaining area of the site is still regarded to have strong development potential.

## **Property Uses & Characteristics**

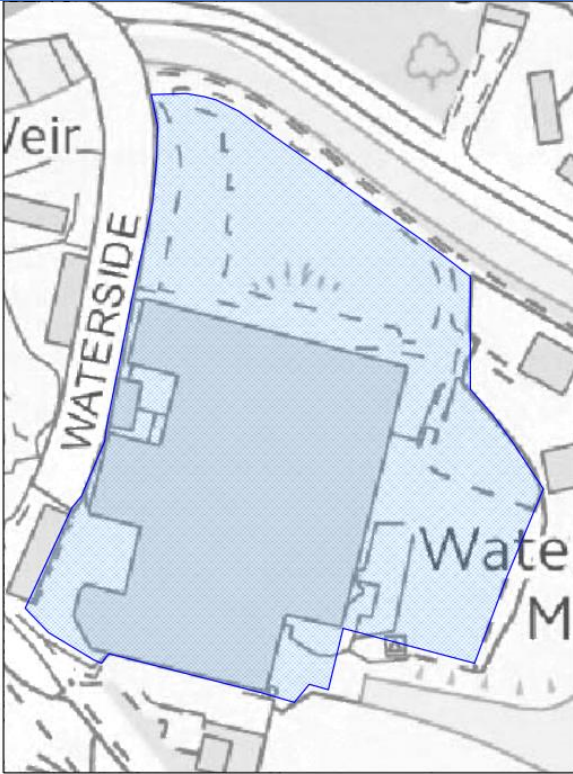
The Subject site comprises an area of vacant land.

## **Occupancy/ vacancy rates**

Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show no evidence of any commercial sale transactions.

|                                     |  |
|-------------------------------------|--|
| <b>Redevelopment Potential</b>      | The Site is considered offer good redevelopment potential given there are no buildings or structures on site. The employment uses will abut residential development and therefore must be complementary to this. |
| <b>Existing Primary Use Classes</b> | The Subject Property comprises vacant land.  |

## SEA 5 – Waterside Mill



### **Location**

The Subject Site is located 4.7 miles from Oldham Town Centre. The M6 is located circa 23.8 miles away and the M1 is located circa 19.1 miles away.

Waterside Mill is situated within the Robert Fletchers GMSF allocation.

### **Rail/ Bus Services**

Greenfield station is located circa 0.8 miles away from the site. There are limited bus stops within close vicinity of the site.

### **Description**

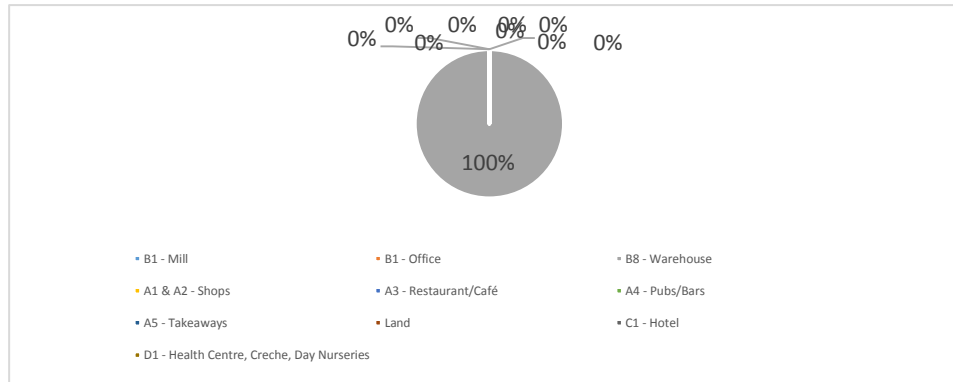
Waterside Mill comprised a small site with a singular property on site. The property has a high site coverage with a small parking area. the sites is easily accessible form the A669.

The Tanner business centre is a mixed use property with multiple occupiers.

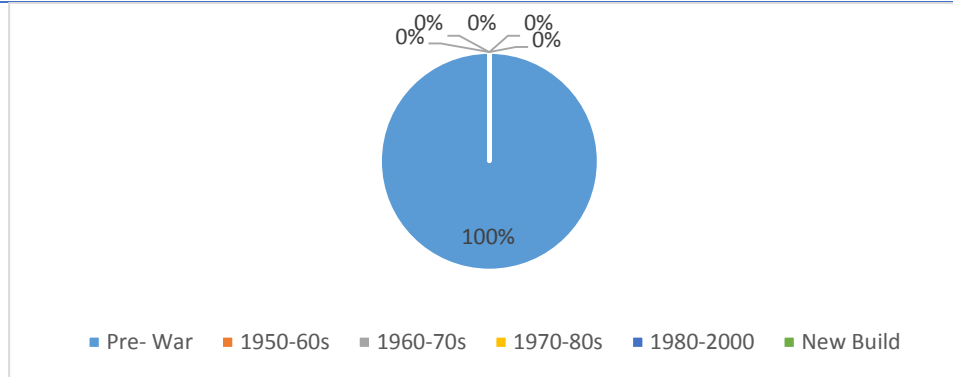


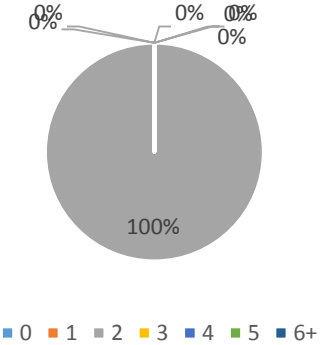
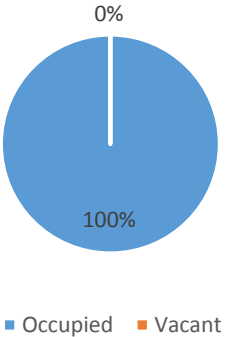
**Property Uses & Characteristics**

The site is an established business site, comprising office accommodation, workshops, studios and industrial units. The tanner business centre is home to over 100 independent businesses and has a high occupancy rate.

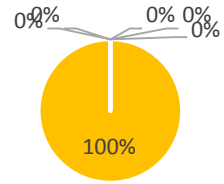


**Approximate age of accommodation**



|  |   |
|--|---|
| <p><b>Number of floors</b></p>         |   |
| <p><b>Occupancy/ vacancy rates</b></p> | <p>Occupancy rates within the site appeared to be high.</p>  <p>Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show no evidence of any sale transactions.</p>  |
| <p><b>Redevelopment Potential</b></p>  | <p>The Tanner Business Centre building has a high site coverage, with a limited amount of external space. The surrounding agricultural land is assumed not to be suitable for development and future growth of the site.</p> <p>The site is considered to have moderate sustainability with consideration to the singular property on site which is considered to be in a generally good condition. There is evidence of no availability of development land.</p> |

## Existing Primary Use Classes

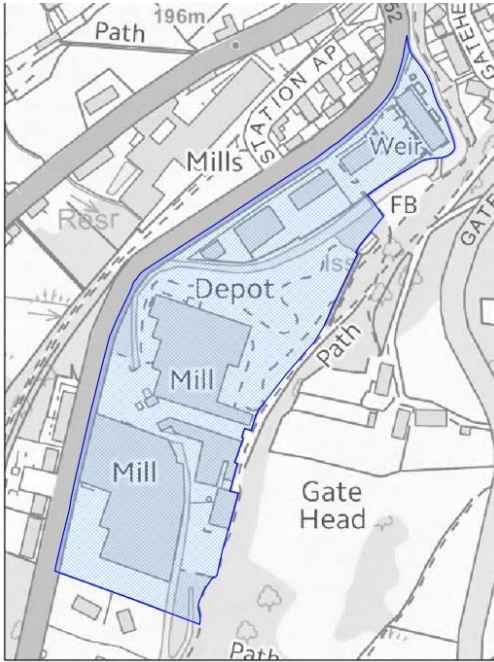


- Construction
- Digital Industries
- Manufacturing Sub-Sectors
- Health & Social Care
- Business and Professional Services
- Logistics

## Site Photographs



## SEA 6 – Delph New Road



### Location

The Subject Site is located 3.7 miles from Oldham Town Centre. The M6 is located circa 24.8 miles away and the M1 is located circa 19.4 miles away from the site.

### Rail/ Bus Services

Greenfield Station is situated circa 1.4 miles away from the site. There are limited bus stops within close vicinity of the site.

### Description

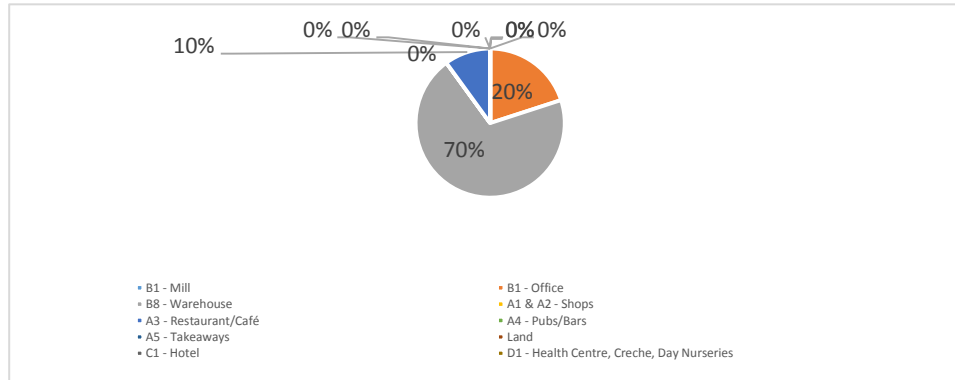
Delph New Road comprises a small mixed use site. The site is bordered by the A6052 (running south to north). The general characteristics of the site are effectively formed into two separate sections.

The southern section of the site comprises predominantly older warehouse accommodation defined by a pre-war warehouse occupied by Advanced Airflow Solutions. The facilities of Home Build are newly construction manufacturing accommodation.

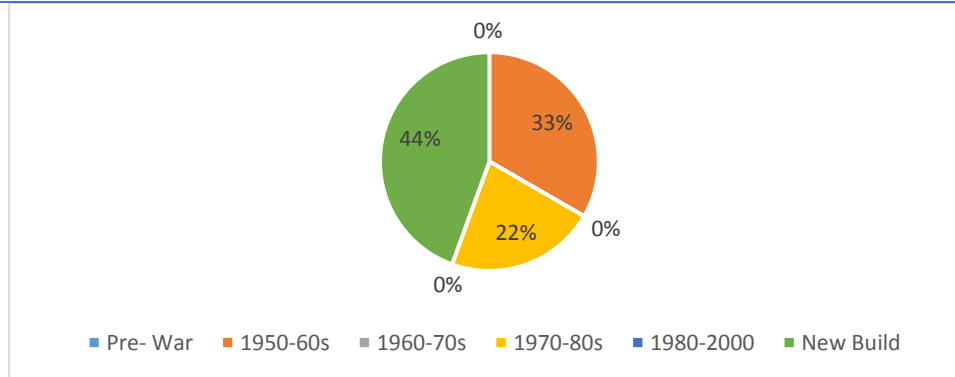
The northern section of the site includes newly built office accommodation, with ground floor restaurant occupiers 'Fresca Italia'.

**Property Uses & Characteristics**

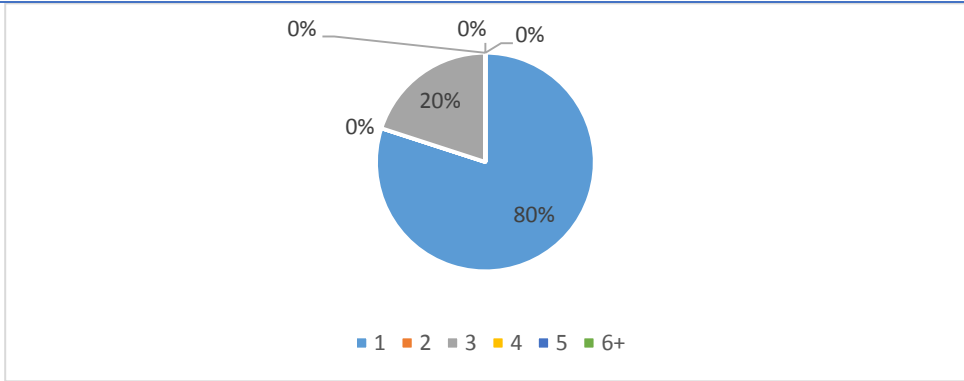
The site comprises a range of properties. There are two old mill properties situated within the southern end of the site that are occupied and are in a fairly good condition. Towards the north of the site there is an area of small warehouse accommodation but mainly comprises modern office accommodation with a ground floor restaurant.



**Approximate age of accommodation**

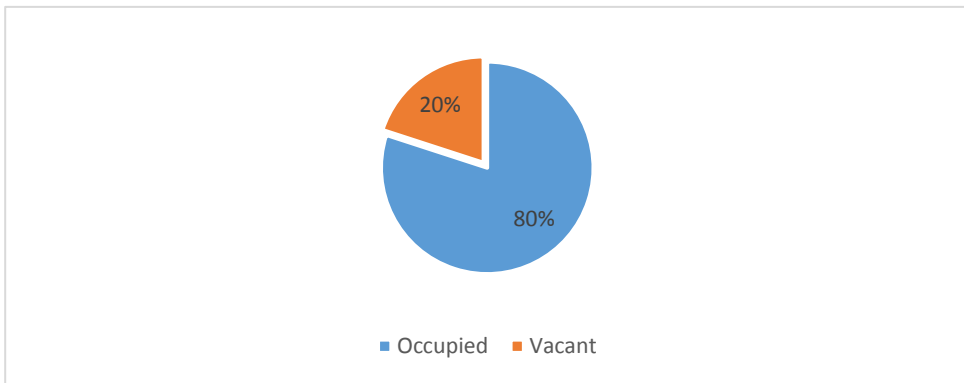


**Number of floors**



**Occupancy/  
vacancy rates**

Occupancy rates within the site appeared to be high.



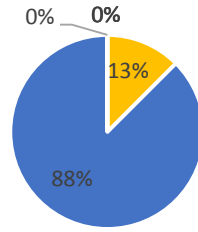
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show no evidence of any sale transactions.

**Redevelopment  
Potential**

There is a lack of development land within the site that could facilitate new developments. There has recently been redevelopment with the existing office accommodation (including a change of use to include a restaurant use). The existing mill buildings also offer redevelopment potential.

The site is considered to have moderate sustainability, the property stock is considered to be in a generally good condition. However it is constrained by limited availability of development land.

## Existing Primary Use Classes



- Construction
- Business and Professional Services
- Health & Social Care
- Manufacturing Sub-Sectors
- Digital Industries
- Logistics

## Site Photographs



## SEA 7 – Valley Mills



### Location

The Subject Site is located 4.7 miles from Oldham Town Centre. The M6 is located circa 23.8 miles away and the M1 is located circa 19.1 miles away.

### **Rail/ Bus Services**

Greenfield Railway Station is situated circa 0.8 miles away from the site. There are limited bus stops within close vicinity of the site.

### Description

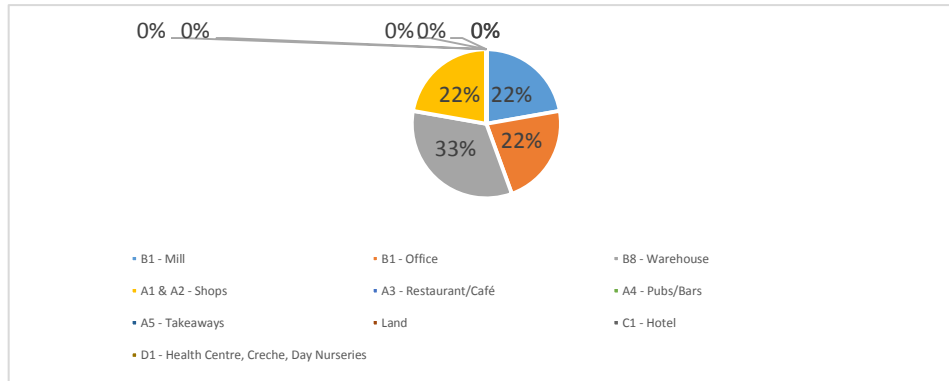
Valley Mills comprises a small employment site. The site is intersected by a small river running through the centre. The site is contained within a smaller settlement .

The site comprises a range of property types defined by pre-war stone mill properties with manufacturing occupiers and newly built modern office accommodation including the Saddleworth Business Centre and Riverside court. The business centre accommodates small business occupiers.

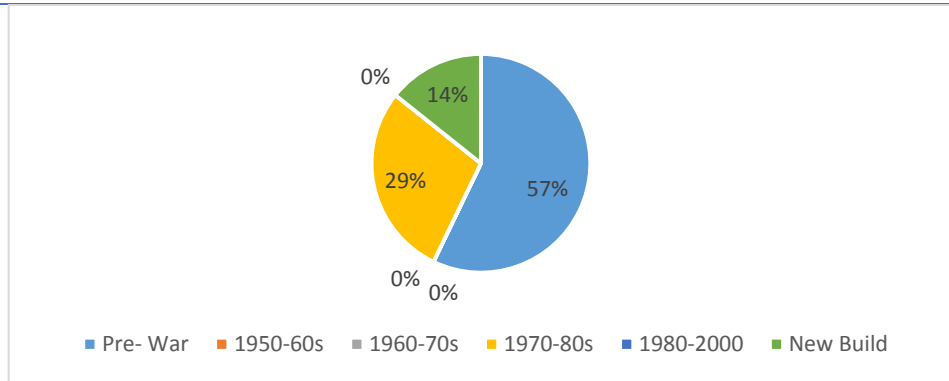


**Property Uses & Characteristics**

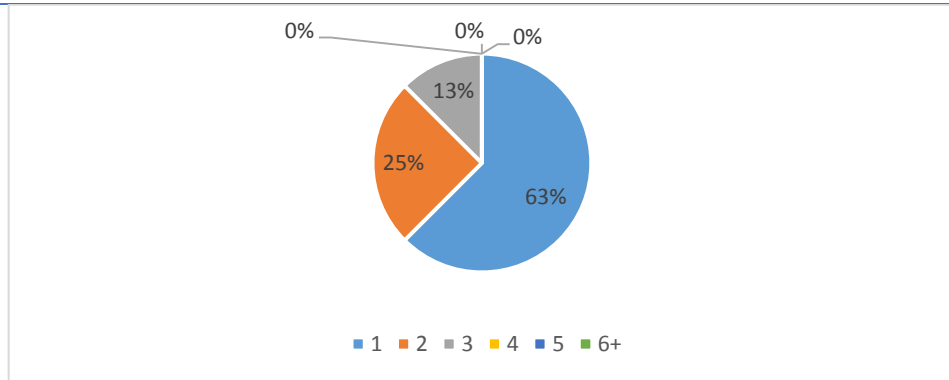
The sit comprises a mixture of older mill buildings and new modern office accommodation which is considered to be of a very high quality.



**Approximate age of accommodation**

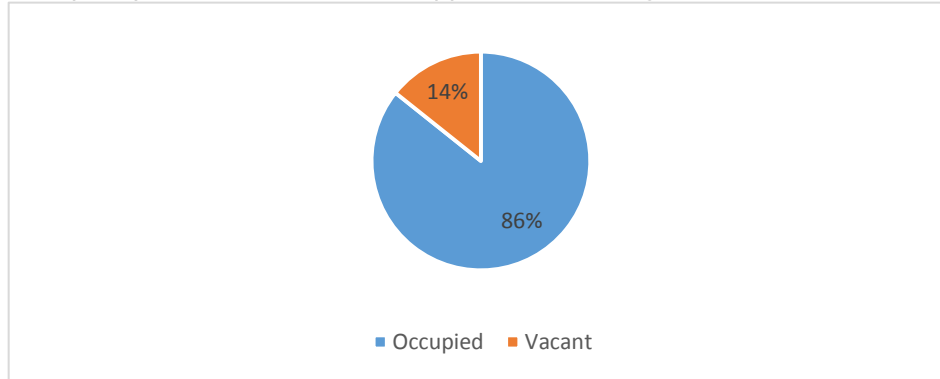


**Number of floors**



**Occupancy/ vacancy rates**

Occupancy rates within the site appeared to be high.



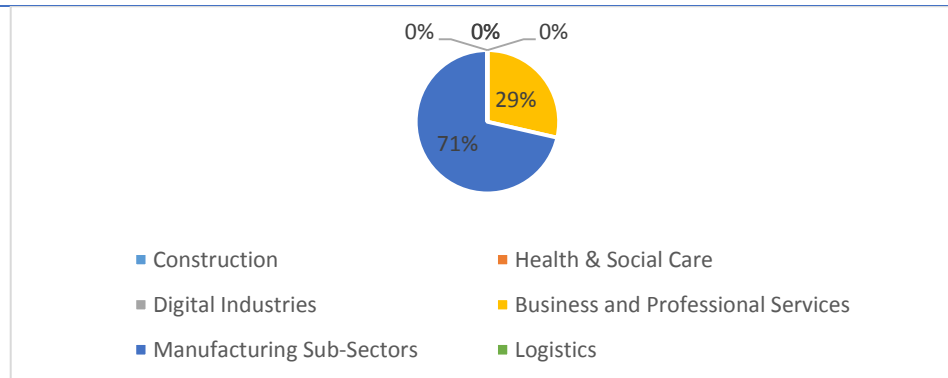
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show no evidence of any sale transactions.

**Redevelopment Potential**

There is a lack of space within the site that could facilitate any new developments. There is redevelopment potential with regard to the Older Mill buildings on site.

The site is considered to have moderate sustainability with consideration to the range of property stock which is in a generally good condition. The property stock includes a new build, modern office facility. There is limited availability of development land. The site does not have high availability of development land.

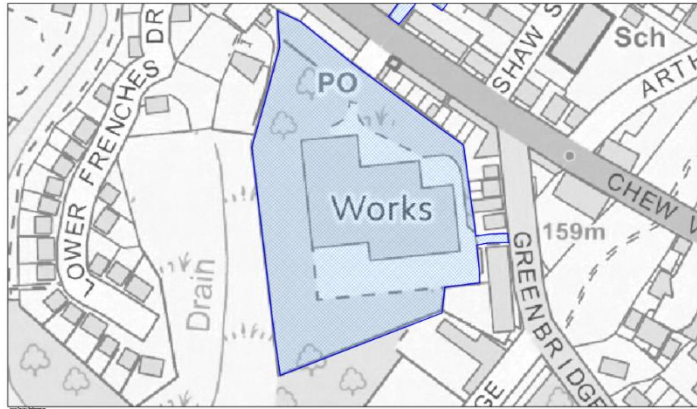
**Existing Primary Use Classes**



**Site Photographs**



## SEA 10 – Greenbridge Lane



### Location

The Subject Site is located 4.1 miles from Oldham Town Centre. The M6 is located circa 23.7 miles away, and the M1 is located circa 19.3 miles away.

### **Rail/ Bus Services**

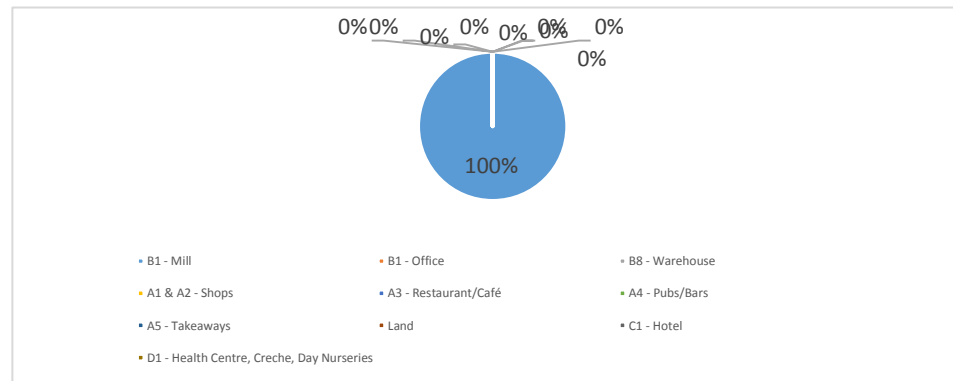
Greenfield station is situated circa 0.2 miles away. There are several bus stops along Chew Valley Road, within close vicinity of the site.

### Description

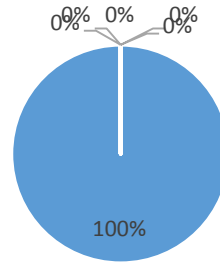
Greenbridge Lane comprised a small site with a singular property currently operated as LTE Scientific Ltd. The renovated warehouse accommodation assessed was of a good condition and is currently occupied for research manufacturing purposes.

### **Property Uses & Characteristics**

The property onsite occupied by LTE Scientific Ltd is used for manufacturing and research purposes. The property is in a good condition and is fit for use.

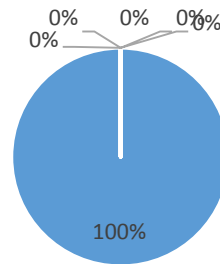


**Approximate age of accommodation**



■ Pre- War ■ 1950-60s ■ 1960-70s ■ 1970-80s ■ 1980-2000 ■ New Build

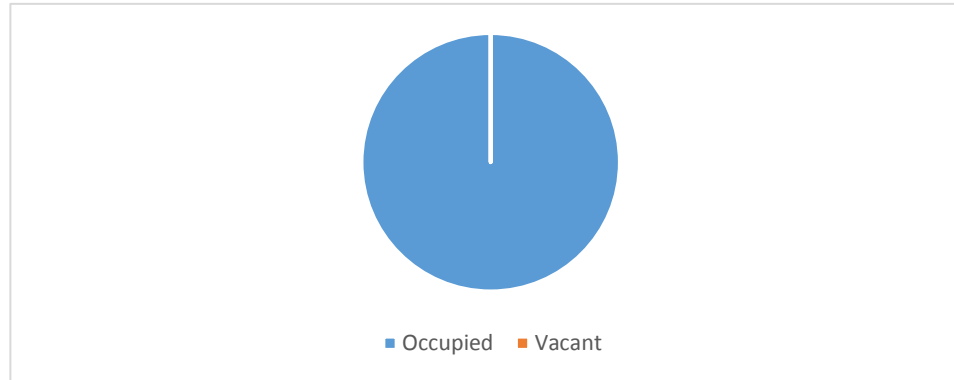
**Number of floors**



■ 1 ■ 2 ■ 3 ■ 4 ■ 5 ■ 6+

**Occupancy/ vacancy rates**

The site is fully occupied.



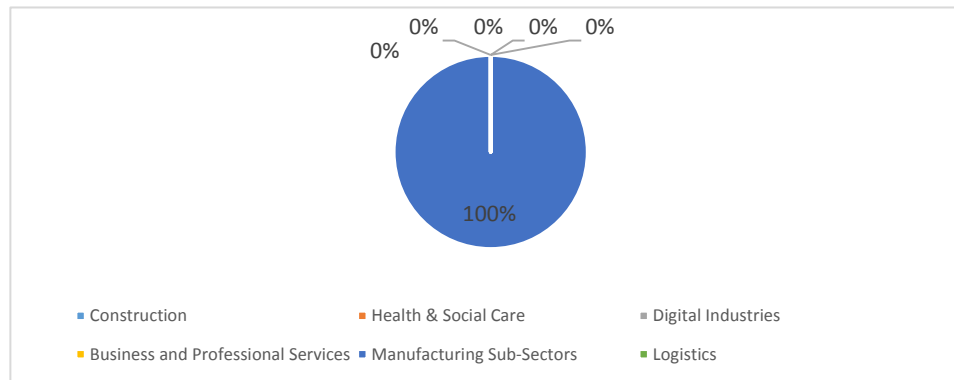
Research regarding the sale of land and property within the Subject Site was undertaken via a Co-star, desktop based search. The search was refined to a time period of the last three years. The results of the search show no evidence of any sale transactions.

**Redevelopment Potential**

The property on site and staff parking area have a high site coverage with limited external space, and space to develop further. The surrounding residential developments limit future site growth.

The site is considered to have moderate sustainability with consideration to the singular property on site which is considered to be in a generally good condition. There is no available development land.

**Existing Primary Use Classes**



**Site Photographs**



## **APPENDIX 4**

### **SITE SCORES**



## Sector Scoring Tables

| <b>Health &amp; Social Care</b> |    |
|---------------------------------|----|
| Shaw Road                       | 5  |
| Delph New Road                  | 5  |
| Busk                            | 20 |
| Greenbridge Lane                | 4  |
| Hathershaw                      | 13 |
| Higginshaw                      | 7  |
| Waterside Mill                  | 4  |
| Valley Mills                    | 9  |
| Primrose Bank                   | 9  |
| Shaw                            | 8  |
| Hollinwood Business District    | 19 |
| Greenacres                      | 9  |
| Greengate/ Broadgate            | 17 |
| Chadderton Technology Park      | 10 |
| Foxdenton                       | 16 |

| <b>Construction</b>          |    |
|------------------------------|----|
| Shaw Road                    | 9  |
| Delph New Road               | 5  |
| Busk                         | 10 |
| Greenbridge Lane             | 2  |
| Hathershaw                   | 17 |
| Higginshaw                   | 21 |
| Waterside Mill               | 4  |
| Valley Mills                 | 6  |
| Primrose Bank                | 20 |
| Shaw                         | 3  |
| Hollinwood Business District | 16 |
| Greenacres                   | 15 |
| Greengate/ Broadgate         | 15 |
| Chadderton Technology Park   | 16 |
| Foxdenton                    | 9  |

| <b>Digital Industries</b>    |    |
|------------------------------|----|
| Shaw Road                    | 8  |
| Delph New Road               | 5  |
| Busk                         | 13 |
| Greenbridge Lane             | 3  |
| Hathershaw                   | 11 |
| Higginshaw                   | 5  |
| Waterside Mill               | 1  |
| Valley Mills                 | 5  |
| Primrose Bank                | 5  |
| Shaw                         | 7  |
| Hollinwood Business District | 21 |
| Greenacres                   | 10 |
| Greengate/ Broadgate         | 17 |
| Chadderton Technology Park   | 16 |
| Foxdenton                    | 17 |

| <b>Business Services</b>     |    |
|------------------------------|----|
| Shaw Road                    | 6  |
| Delph New Road               | 15 |
| Busk                         | 15 |
| Greenbridge Lane             | 15 |
| Hathershaw                   | 15 |
| Higginshaw                   | 5  |
| Waterside Mill               | 15 |
| Valley Mills                 | 15 |
| Primrose Bank                | 8  |
| Shaw                         | 13 |
| Hollinwood Business District | 23 |
| Greenacres                   | 13 |
| Greengate/ Broadgate         | 19 |
| Chadderton Technology Park   | 14 |
| Foxdenton                    | 17 |

| <b>Logistics</b>             |    |
|------------------------------|----|
| Shaw Road                    | 17 |
| Delph New Road               | 5  |
| Busk                         | 8  |
| Greenbridge Lane             | 3  |
| Hathershaw                   | 18 |
| Higginshaw                   | 19 |
| Waterside Mill               | 2  |
| Valley Mills                 | 3  |
| Primrose Bank                | 9  |
| Shaw                         | 22 |
| Hollinwood Business District | 22 |
| Greenacres                   | 16 |
| Greengate/ Broadgate         | 20 |
| Chadderton Technology Park   | 9  |
| Foxdenton                    | 10 |

| <b>Manufacturing</b>         |    |
|------------------------------|----|
| Shaw Road                    | 20 |
| Delph New Road               | 15 |
| Busk                         | 11 |
| Greenbridge Lane             | 15 |
| Hathershaw                   | 19 |
| Higginshaw                   | 23 |
| Waterside Mill               | 4  |
| Valley Mills                 | 7  |
| Primrose Bank                | 13 |
| Shaw                         | 10 |
| Hollinwood Business District | 17 |
| Greenacres                   | 17 |
| Greengate/ Broadgate         | 16 |
| Chadderton Technology Park   | 15 |
| Foxdenton                    | 8  |

## **APPENDIX 5**

### **BASE INFORMATION TABLES**

## Site Property Information Table - Shaw Road

| Address  | Property Type  | Sector        | Floors | Age   | Size (sq.ft)  | Occupiers                     | VOA      | General comments  |
|--|----------------|---------------|--------|-------|---------------|-------------------------------|----------|---|
| <b>OCCUPIED PROPERTIES</b>   |                |               |        |       |               |                               |          |   |
| Bee Mill, Plastic Moulding Centre, Shaw Rd, Royton, Oldham OL2 6EH                         | B1 - Mill      | Manufacturing | 3      | Pre50 | 143,687 sq.ft | Pattersons & Rothwell         | £224,000 | Large manufacturing unit currently occupied by plastic moulding producers Pattersons & Rothwell. Steel Framed, purpose built.   |
| Lion Mill, Fitton Street, Royton, Oldham OL2 5JX   | B1 - Mill      | Manufacturing | 5      | Pre50 | 246,289 sq.ft | Pharmore Ltd                  | N/A      | Lion Mill was sold in December 2017 for £1,500,000. Uncertainty surrounding the occupancy of the property. Appears to have multiple tenants. Renovated mill building now utilised for office space. |
| Schofield House Yard Of Lion Mill, Fitton Street, Royton, Oldham, OL2 5JX                  | B8 - Warehouse | Manufacturing | 1      | 60-70 | 12,872 sq.ft  | UK Electronics Ltd            | £33,250  | Appears to be an older mill building with more modern extended steel warehouse accommodation.   |
| 239, Shaw Road, Royton, Oldham, OL2 6EF  | B8 - Warehouse | Logistics     | 1      | 60-70 | 59,944 sq.ft  | Tuffnells Parcels Express Ltd | £55,000  | Currently occupied by a logistics business. Steel framed, purpose built property.   |
| Unit 2 Coin Street, Royton, Oldham OL2 6EE   | B8 - Warehouse | Manufacturing | 1      | 50-60 | 15,521 sq.ft  | Trade Kitchens By Dtn         | £52,000  | Workshop and office premises. Buildings appears to be in a working condition. Older red brick property.   |
| Power Station  |                |               |        |       | 53,979 sq.ft  | N/A                           | N/A      | Power station assumed to be in use.   |
| Milton Street, Royton, Oldham OL2 6QU  | B8 - Warehouse | Manufacturing | 1      | 50-60 | 24,186 sq.ft  | Aspull Catering               | £46,500  | Large parking/ external area. Office and warehouse accommodation appear to be in a good condition.  |
| Milton Street, Royton, Oldham OL2 6QU  |                |               |        |       | N/A           | N/A                           | N/A      |   |
| Milton Street, Royton, Oldham OL2 6QU  | B8 - Warehouse | Logistics     | 1      | 70-80 | N/A           | Transdrive                    | N/A      | Modern red brick and steel portal framed property.  |
| <b>VACANT PROPERTIES</b>   |                |               |        |       |               |                               |          |   |
| Vernon Works - 103 High Barn St, Royton, Oldham OL2 6RN                                    | B1 - Mill      | Manufacturing | 5      | Pre50 | N/A           | N/A                           | N/A      | The property appears to currently be unoccupied.  |
| <b>LAND AVAILABILITY</b>   |                |               |        |       |               |                               |          |   |
| Edge Ln St, Royton, Oldham OL2 6FT   | Land           |               |        |       |               |                               |          | Vacant plot to the left of the subject property ( Opposite Mezzanine Floors), with potential for development. Office area with rear workshop.   |
| <b>Properties Under 12,00 sq.ft</b>  |                |               |        |       |               |                               |          |   |
| Red Rose Filling Station Near 251, Shaw Road, Oldham, OL2 6EF                              | B8 - Warehouse | Manufacturing | 1      | 50-60 | 11,635 sq.ft  | Red Rose Garage               | £6,200   | Older workshop units fronted by petrol station. Older, fit for use garage building.   |
| Bradford Bolt & Nut Co Ltd Kingsmill Industrial Estate, Shaw Road, Royton, Oldham, OL2 6EF | B8 - Warehouse | Manufacturing | 1      | 70-80 | 4,047 sq.ft   | Bradford Bolt & Nut Co Ltd    | £15,250  | Parts of the property appear to be in a poorer condition due to age and may require redevelopment. Office building & Workshop. Workshop buildings appears to be in a moderate/ poor condition.      |
| Edge Lane St, Royton, Royton, Oldham OL2 6DX   | B8 - Warehouse | Logistics     | 1      | 80-00 | 7,334 sq.ft   | Portacabin Ltd                | N/A      | Large external storage space on site. Office and warehouse premises appear to be in a good condition.   |
| Edge Lane St, Royton, Royton, Oldham OL2 6DX   | B8 - Warehouse | Manufacturing | 2      | 60-70 | 5,625 sq.ft   | Mezzanine Floors Direct       | N/A      | Premises has a large external area to the rear.   |
| Coin Street, Royton, Oldham OL2 6EE  | B8 - Warehouse | Manufacturing | 1      | 80-00 | 5,275 sq.ft   | N/A                           | N/A      | The property appears to be currently vacant. Old workshop/ warehouse accommodation.   |
| Orchard House  | B1 - Office    | Health        | 1      | 50-60 | 4,505 sq.ft   | Day Hospital                  | N/A      | Currently utilised as a day hospital. Area of vacant land to the left hand side of the property. Potential development site. Single storey office premises. Moderate condition.                     |

## Results Table

| Property Type                             | Count | Percentage |
|---|-------|------------|
| B1 - Mill                                 | 3     | 20%        |
| B1 - Office                               | 1     | 7%         |
| B8 - Warehouse                            | 10    | 67%        |
| A1 & A2 - Shops                           | 0     | 0%         |
| A3 - Restaurant/Café                      | 0     | 0%         |
| A4 - Pubs/Bars                            | 0     | 0%         |
| A5 - Takeaways                            | 0     | 0%         |
| Land                                      | 1     | 7%         |
| C1 - Hotel                                | 0     | 0%         |
| D1 - Health Centre, Crèche, Day Nurseries | 0     | 0%         |

| Use                                | Count | Percentage |
|------------------------------------|-------|------------|
| Construction                       | 0     | 0%         |
| Health & Social Care               | 1     | 8%         |
| Digital Industries                 | 0     | 0%         |
| Business and Professional Services | 0     | 0%         |
| Manufacturing Sub-Sectors          | 10    | 77%        |
| Logistics                          | 2     | 15%        |

| Floors | Count | Percentage |
|--------|-------|------------|
| 1      | 10    | 71%        |
| 2      | 1     | 7%         |
| 3      | 1     | 7%         |
| 4      | 0     | 0%         |
| 5      | 2     | 14%        |
| 6+     | 0     | 0%         |

| Age       | Count | Percentage |
|-----------|-------|------------|
| Pre- War  | 3     | 21%        |
| 1950-60s  | 4     | 29%        |
| 1960-70s  | 3     | 21%        |
| 1970-80s  | 2     | 14%        |
| 1980-2000 | 2     | 14%        |
| New Build | 0     | 0%         |

| Occupancy | Count | Percentage |
|-----------|-------|------------|
| Occupied  | 12    | 57%        |
| Vacant    | 9     | 43%        |

## Site Property Information Table - Delph New Road

| OCCUPIED PROPERTIES          | Address   | Property Type  | Sector        | Floors | Age       | Size (sq.ft)              | Occupiers  | VOA             | General comments   |
|------------------------------|---|----------------|---------------|--------|-----------|---------------------------|--|-----------------|--|
|                              | Gatehead Business Park, Delph New Road, Delph, Oldham OL3 5DE | B8 - Warehouse | Manufacturing | 1      | 50-60     | 27,835 sq.ft              | Advanced Airflow Solutions Krantz UK Distributor Analytical Technology | N/A             | Range of individual building and multi let buildings across the site.  |
|                              | Gatehead Mill   | B8 - Warehouse | Manufacturing | 1      | 50-60     | 38,395 sq.ft              | Multiple occupiers including COMMON ILKE Vintage                       | £90,900 (Total) | Mill building with multiple occupiers. Appears to be in a good condition.  |
|                              | Unidentified/ Vacant premises                                 | B8 - Warehouse | Manufacturing | 1      | 50-60     | N/A                       | N/A  | N/A             | The industrial/ warehouse accommodation next to the Home Build Premises appears to be in a serviceable condition. It is unclear whether they are currently occupied. |
| VACANT PROPERTIES            | Address   | Property Type  | Sector        | Floors | Age       | Size (sq.ft)              | Occupiers  | VOA             | General comments   |
|                              |   |                |               |        |           |                           |  |                 |  |
| LAND AVAILABILITY            | Address   | Property Type  | Sector        | Floors | Age       | Size (sq.ft)              | Occupiers  | VOA             | General comments   |
|                              |   |                |               |        |           |                           |  |                 |  |
| Properties Under 12,00 sq.ft | Address   | Property Type  | Sector        | Floors | Age       | Size (sq.ft)              | Occupiers  | VOA             | General comments   |
|                              | Unidentified/ Vacant premises                                 | B8 - Warehouse | Manufacturing | 1      | 50-60     | N/A                       | N/A  | N/A             | Industrial/ Warehouse properties to the south of the Dermo Aesthetics do not appear to be occupied.  |
|                              | Unit 1-2 Gatehead Business Park, Delph New Rd, Oldham OL3 5DE | B8 - Warehouse | Manufacturing | 1      | 70-80     | Approximately 3,500 sq.ft | Analytical Technology  | N/A             | Electrochemical sensor manufacturer currently occupying the property.<br>Ground floor single storey – appears to be in a good condition.                             |
|                              | Unit 9, Delph New Road  | A3             | Business      | 1      | New Build | 3,433 sq.ft               | Fresca   | £25,000         | Modern building with ground floor restaurant and two storeys above of office accommodation.  |
|                              | Block A, Gatehead Business Park                               | B1 - Office    | B1 - Office   | 3      | New Build | 6,146 sq.ft               | N/A  | £56,350         | Modern building with ground floor restaurant and two storeys above of office accommodation.  |
|                              | Block B, Gatehead Business Park                               | B1 - Office    | B1 - Office   | 3      | New Build | 6,296 sq.ft               | N/A  | £63,600 (total) | Modern building built in the same style as block A, offering modern office accommodation.  |
|                              | Gatehead Mill, Delph New Road, Delph, Oldham OL3 5DB          | B8 - Warehouse | Manufacturing | 1      | New Build | 4,682 sq.ft               | Home Build   | £9,700          | Recently renovated and refurbished mill building.  |
|                              | Gatehead Business Park, Delph New Rd, Delph, Oldham OL3 5DE   | B8 - Warehouse | Manufacturing | 1      | 70-80     | N/A                       | DERMO Aesthetics   | N/A             | Ground floor office facility. Appears to be in a moderate condition.   |

## Results Table

|                      |   |                |   |     |
|----------------------|---|----------------|---|-----|
| <b>Property Type</b> | B1 - Mill                                 | B1 - Mill      | 0 | 0%  |
|                      | B1 - Office                               | B1 - Office    | 2 | 20% |
|                      | B8 - Warehouse                            | B8 - Warehouse | 7 | 70% |
|                      | A1 & A2 - Shops                           | A1&A2          | 0 | 0%  |
|                      | A3 - Restaurant/Café                      | A3             | 1 | 10% |
|                      | A4 - Pubs/Bars                            | A4             | 0 | 0%  |
|                      | A5 - Takeaways                            | A5             | 0 | 0%  |
|                      | Land                                      | Land           | 0 | 0%  |
|                      | C1 - Hotel                                | C1             | 0 | 0%  |
|                      | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0 | 0%  |
| <b>Use</b>           | Construction                              | Construction   | 0 | 0%  |
|                      | Health & Social Care                      | Health         | 0 | 0%  |
|                      | Digital Industries                        | Digital        | 0 | 0%  |
|                      | Business and Professional Services        | Business       | 1 | 13% |
|                      | Manufacturing Sub-Sectors                 | Manufacturing  | 7 | 88% |
|                      | Logistics                                 | Logistics      | 0 | 0%  |
| <b>Floors</b>        | 1   | 1              | 8 | 80% |
|                      | 2   | 2              | 0 | 0%  |
|                      | 3   | 3              | 2 | 20% |
|                      | 4   | 4              | 0 | 0%  |
|                      | 5   | 5              | 0 | 0%  |
|                      | 6+  | 6+             | 0 | 0%  |
| <b>Age</b>           | Pre- War                                  | Pre50          | 0 | 0%  |
|                      | 1950-60s                                  | 50-60          | 3 | 33% |
|                      | 1960-70s                                  | 60-70          | 0 | 0%  |
|                      | 1970-80s                                  | 70-80          | 2 | 22% |
|                      | 1980-2000                                 | 80-00          | 0 | 0%  |
|                      | New Build                                 | New Build      | 4 | 44% |

## Site Property Information Table - Busk

| OCCUPIED PROPERTIES                 |  |                |               |        |           |     |               |   |                 |   |
|-------------------------------------|--|----------------|---------------|--------|-----------|-----|---------------|---|-----------------|---|
|                                     | Address  | Property Type  | Sector        | Floors | Age       | O/V | Size (sq.ft)  | Occupiers   | VOA             | General comments  |
|                                     | Gateway Retail Park, Unit A, Chadderton Way, Oldham OL9 6QR    | B8 - Warehouse | Manufacturing | 1      | 50-60     | 0   | 32,248 sq.ft  | B&M Home Store with Garden Centre                                 | £345,000        | Purpose built retail store with large parking area.   |
|                                     | Gateway Retail Park, Ellen St, Oldham OL9 6QR                  | A1&A2          | Business      | 1      | New Build | 0   | 18,524 sq.ft  | ALDI  | £265,000        | Purpose built retail store with large parking area.   |
|                                     | Unit 1 & 3 Edelle Business Park, Quebec Street, Oldham OL9 6QJ | B8 - Warehouse | Manufacturing | 1      | 80-01     | 0   | 30,257 sq.ft  | The Jordan Group I breathe  | £73,000         | Manufacturing company currently occupying.  |
|                                     | Edelle Trading Estate, 2a Quebec St, Oldham OL9 6QJ            | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | N/A           | I Breathe   |                 | Industrial/ warehouse accommodation with multiple tenancies.  |
|                                     | Osbourne Mill  | B1 - Mill      | Business      | 4      | Pre50     | 0   | 171,673 sq.ft | Multiple tenancies  | N/A             | <a href="http://www.osbornemill.co.uk/tenants.html">http://www.osbornemill.co.uk/tenants.html</a>   |
|                                     | Units 1-2/Osborne Trading Est/Busk Rd, Oldham OL9 6QZ          | B1 - Office    | Business      | 2      | 80-00     | 0   | 12,227 sq.ft  | Tre Mercati Ltd   | £31,500         | Appears to be office accommodation with possible workshop/ warehouse / manufacturing accommodation. |
|                                     | Ellen House, Waddington St, Oldham OL9 6EE                     | B1 - Office    | D1            | 3      | New Build | 0   | 24,817 sq.ft  | NHS Oldham Clinical Commissioning Group                           | £191,000        | Large NHS facility. Good condition with ample car park.   |
| VACANT PROPERTIES                   |  |                |               |        |           |     |               |   |                 |   |
|                                     | Address  |                |               |        |           |     | Size (sq.ft)  | Occupiers   | VOA             | General comments  |
| LAND AVAILABILITY                   |  |                |               |        |           |     |               |   |                 |   |
|                                     | Address  |                |               |        |           |     | Size (sq.ft)  | Occupiers   | VOA             | General comments  |
| <b>Properties Under 12,00 sq.ft</b> |  |                |               |        |           |     |               |   |                 |   |
|                                     | 40 Busk Rd, Oldham OL9 6QZ                                     | B8 - Warehouse | Manufacturing | 1      | 50-60     | 0   | 10,707 sq.ft  | Hollinwood Welding & Engineering Ltd                              | £33,200         | The property appears to be slightly run down.   |
|                                     | Waddington Street, Oldham OL9 6QU                              | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 11,765 sq.ft  | JE Wildbore   | £41,750         | Purpose build property in a fit for use/ good condition.  |
|                                     | Ashwood House, Ellen Street, Oldham OL9 6QR                    | B1 - Office    | Business      | 3      | New Build | 0   | 7,104 sq.ft   | Multiple tenancies – let on a per office basis (according to VOA) | £72,350 (Total) | Car parking spaces are let out to individual tenants (according to VOA)                             |
|                                     | Waddington Street, Oldham OL9 6QH                              | B8 - Warehouse | Business      | 1      | 70-80     | 0   | 7,714 sq.ft   | Kick Sonic – indoor five a side.                                  | N/A             | Indoor five a side football, converted former warehouse/ workshop.                                  |

## Results Table

|                      |   |                |       |     |
|----------------------|---|----------------|-------|-----|
| <b>Property Type</b> | B1 - Mill                                 | B1 - Mill      | 1     | 9%  |
|                      | B1 - Office                               | B1 - Office    | 4     | 36% |
|                      | B8 - Warehouse                            | B8 - Warehouse | 6     | 55% |
|                      | A1 & A2 - Shops                           | A1&A2          | 0     | 0%  |
|                      | A3 - Restaurant/Café                      | A3             | 0     | 0%  |
|                      | A4 - Pubs/Bars                            | A4             | 0     | 0%  |
|                      | A5 - Takeaways                            | A5             | 0     | 0%  |
|                      | Land                                      | Land           | 0     | 0%  |
|                      | C1 - Hotel                                | C1             | 0     | 0%  |
|                      | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0     | 0%  |
| <b>Use</b>           | Construction                              | Construction   | 0     | 0%  |
|                      | Health & Social Care                      | Health         | 1     | 11% |
|                      | Digital Industries                        | Digital        | 0     | 0%  |
|                      | Business and Professional Services        | Business       | 3     | 33% |
|                      | Manufacturing Sub-Sectors                 | Manufacturing  | 5     | 56% |
|                      | Logistics                                 | Logistics      | 0     | 0%  |
| <b>Floors</b>        | 1   | 1              | 7     | 58% |
|                      | 2   | 2              | 1     | 8%  |
|                      | 3   | 3              | 3     | 25% |
|                      | 4   | 4              | 1     | 8%  |
|                      | 5   | 5              | 0     | 0%  |
|                      | 6+  | 6+             | 0     | 0%  |
|                      | <b>Age</b>                                | Pre- War       | Pre50 | 1   |
| 1950-60s             |   | 50-60          | 1     | 13% |
| 1960-70s             |   | 60-70          | 0     | 0%  |
| 1970-80s             |   | 70-80          | 1     | 13% |
| 1980-2000            |   | 80-00          | 2     | 25% |
| New Build            |   | New Build      | 3     | 38% |
| <b>Occupancy</b>     | Occupied                                  |                | 11    | 1   |
|                      | Vacant                                    |                | 0     | 0   |

### Site Property Information Table - Greenbridge Lane

| OCCUPIED PROPERTIES          | Address                                      | Property Type  | Sector        | Floors | Age   | O/V | Size (sq.ft)                    | Occupiers          | VOA | General comments   |
|------------------------------|--|----------------|---------------|--------|-------|-----|---------------------------------|--------------------|-----|--|
|                              | Greenbridge Lane, Greenfield, Oldham OL3 7EN | B8 - Warehouse | Manufacturing | 1      | 70-80 | 0   | GF - Approximately 50,000 sq.ft | LTE Scientific Ltd | N/A | Currently occupied by scientific equipment manufacturers & suppliers. Large buildings with high site coverage. Parking area included on site. Property surrounded by shrubs & small trees. |
| VACANT PROPERTIES            | Address                                      | Property Type  | Sector        | Floors | Age   | O/V | Size (sq.ft)                    | Occupiers          | VOA | General comments   |
|                              |  |                |               |        |       |     |                                 |                    |     |  |
| LAND AVAILABILITY            | Address                                      | Property Type  | Sector        | Floors | Age   | O/V | Size (sq.ft)                    | Occupiers          | VOA | General comments   |
|                              |  |                |               |        |       |     |                                 |                    |     |  |
| Properties Under 12,00 sq.ft | Address                                      | Property Type  | Sector        | Floors | Age   | O/V | Size (sq.ft)                    | Occupiers          | VOA | General comments   |
|                              |  |                |               |        |       |     |                                 |                    |     |  |

### Results Table

|                      |   |                |   |      |
|----------------------|---|----------------|---|------|
| <b>Property Type</b> | B1 - Mill                                 | B1 - Mill      | 0 | 0%   |
|                      | B1 - Office                               | B1 - Office    | 0 | 0%   |
|                      | B8 - Warehouse                            | B8 - Warehouse | 1 | 100% |
|                      | A1 & A2 - Shops                           | A1&A2          | 0 | 0%   |
|                      | A3 - Restaurant/Café                      | A3             | 0 | 0%   |
|                      | A4 - Pubs/Bars                            | A4             | 0 | 0%   |
|                      | A5 - Takeaways                            | A5             | 0 | 0%   |
|                      | Land                                      | Land           | 0 | 0%   |
|                      | C1 - Hotel                                | C1             | 0 | 0%   |
|                      | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0 | 0%   |
| <b>Use</b>           | Construction                              | Construction   | 0 | 0%   |
|                      | Health & Social Care                      | Health         | 0 | 0%   |
|                      | Digital Industries                        | Digital        | 0 | 0%   |
|                      | Business and Professional Services        | Business       | 0 | 0%   |
|                      | Manufacturing Sub-Sectors                 | Manufacturing  | 1 | 100% |
|                      | Logistics                                 | Logistics      | 0 | 0%   |
| <b>Floors</b>        | 1   | 1              | 1 | 100% |
|                      | 2   | 2              | 0 | 0%   |
|                      | 3   | 3              | 0 | 0%   |
|                      | 4   | 4              | 0 | 0%   |
|                      | 5   | 5              | 0 | 0%   |
|                      | 6+  | 6+             | 0 | 0%   |
| <b>Age</b>           | Pre- War                                  | Pre50          | 1 | 100% |
|                      | 1950-60s                                  | 50-60          | 0 | 0%   |
|                      | 1960-70s                                  | 60-70          | 0 | 0%   |
|                      | 1970-80s                                  | 70-80          | 0 | 0%   |
|                      | 1980-2000                                 | 80-00          | 0 | 0%   |
|                      | New Build                                 | New Build      | 0 | 0%   |
| <b>Occupancy</b>     | Occupied                                  |                | 1 | 100% |
|                      | Vacant                                    |                | 0 | 0%   |



## Site Property Information Table - Hathershaw

| Address   | Property Type  | Sector        | Floors | Age   | O/V | Size (sq.ft)                 | Occupiers  | VOA      | General comments  |
|---|----------------|---------------|--------|-------|-----|------------------------------|--|----------|---|
| Ashton Road, Oldham OL8 2ND   | B8 - Warehouse | Manufacturing | 3      | 60-70 | O   | 395,110 sq.ft. (Total)       | Park Cakes   | £745,000 | The site comprises mainly an older mill building with a modern extended area at the rear of the property. A newer additional building has been constructed in front of the main property. The site includes manufacturing, office and retail accommodation large car park is situated to the rear of the main building. |
| Earl Business Centre, Dowry Street, Oldham OL8 2PF                    | B1 - Mill      | Business      | 4      | Pre50 | O   | 200,000 sq.ft. (Over)        | The property is occupied by multiple properties. Space is let starting from 200 sq.ft. | N/A      | Earl Mill is of a higher standard than the comparable mills in the area. The property comprises a renovated old mill building now utilised as office accommodation.   |
| Fitton Hill Road, Off Honeywell Lane, Oldham OL8 2LZ                  | B1 - Mill      | Manufacturing | 4      | Pre50 | O   | 150,000 sq.ft +              | Bonanza Home Furnishings   | N/A      | Large mill building currently occupied by a furniture manufacturing company. Appears to include office accommodation and warehouse/ workshop accommodation. The property has recently been fully refurbished including a new roof. Office accommodation is finished to a modern standard.                               |
| Belgrave Mill, Fitton Hill Road, Oldham OL8 2LZ                       | B1 - Mill      | Manufacturing | 4      | Pre50 | O   | Approximately 21,000 sq.ft   | Platt & Hill Ltd Plastic fabrication company   | N/A      | Large Mill building currently in a good condition, utilised for plastic fabrication. Assumed to include office space.   |
| Belgrave Mill, Fitton Hill Road, Oldham OL8 2LZ                       | B1 - Mill      | Manufacturing | 3      | Pre50 | O   | N/A                          | Harrison Brothers (Furniture) Ltd  | N/A      | Mill at the tip of the subject site. Mill building that appears to be in a moderate/ poor condition but is occupied.  |
| Fitton Hill Road, Oldham OL8 2LB                                      | B1 - Mill      | Manufacturing | 2      | Pre50 | O   | N/A                          | Liversridge Windows  | N/A      | The property comprises a large mill building (Belgrave Mills) currently occupied by window manufactures.  |
| Units 3-5 Belgrave Industrial Estate,, Honeywell Lane, Oldham OL8 2JP | B8 - Warehouse | Manufacturing | 1      | 70-80 | O   | 13,347 sq.ft                 | Lewis Linda Kitchens Ltd   | N/A      | Steel portal framed building. Appears to be in a good condition. Currently utilised as catering suppliers.  |
| <b>VACANT PROPERTIES</b>  |                |               |        |       |     |                              |  |          |   |
| Address   | Property Type  | Sector        | Floors | Age   | O/V | Size (sq.ft)                 | Occupiers  | VOA      | General comments  |
| <b>LAND AVAILABILITY</b>  |                |               |        |       |     |                              |  |          |   |
| Address   | Property Type  | Sector        | Floors | Age   | O/V | Size (sq.ft)                 | Occupiers  | VOA      | General comments  |
| Former Maple Mill   | Land           | N/A           | N/A    | N/A   | V   | Approximately 250,000 sq.ft. | N/A  | N/A      | Large plot of land where Maple Mill was burnt down. Maple Mill 1 is still standing. Potential for large modern developments on the plot.  |
| Car storage on Groby Street   | Land           | Business      | N/A    | N/A   | O   | Approximately 40,000 Sq.ft   | N/A  | N/A      | Large industrial units and area of land fronting Groby street currently utilised as scrap car storage but appear to be vacant business premises. Site has development potential.  |
| <b>Properties Under 12,00 sq.ft</b>                                   |                |               |        |       |     |                              |  |          |   |
| Fitton Hill Road, Oldham OL8 2LZ                                      | B1 - Mill      | Manufacturing | 1      | Pre50 | O   | 5,726 sq.ft.                 | Auto Serve Mechanical & Body Repair Specialist   | N/A      | Appears to be extended/ rear end of mill building. Occupied by car servicing business. Fit for use.   |
| Unit 1-2 Belgrade Industrial Est off Honeywell Lane, Oldham OL8 2JP   | B8 - Warehouse | Manufacturing | 1      | 70-80 | O   | 7,987 sq.ft                  | New Image Carpets Mini piling Plant hire   | N/A      | Two adjoin units with separate occupiers. External storage area at the rear.  |
| Honeywell Lane, Oldham OL8 2JP  | B1 - Office    | Business      | 1      | 70-80 | O   | 6,329 sq.ft                  | Pennine Pen Animal Rescue CIO  | N/A      | Animal rescue centre. Ground floor only.  |

## Results Table

|                                    |   |                |              |     |
|------------------------------------|---|----------------|--------------|-----|
| <b>Property Type</b>               | B1 - Mill                                 | B1 - Mill      | 6            | 50% |
|                                    | B1 - Office                               | B1 - Office    | 1            | 8%  |
|                                    | B8 - Warehouse                            | B8 - Warehouse | 3            | 25% |
|                                    | A1 & A2 - Shops                           | A1&A2          | 0            | 0%  |
|                                    | A3 - Restaurant/Café                      | A3             | 0            | 0%  |
|                                    | A4 - Pubs/Bars                            | A4             | 0            | 0%  |
|                                    | A5 - Takeaways                            | A5             | 0            | 0%  |
|                                    | Land                                      | Land           | 2            | 17% |
|                                    | C1 - Hotel                                | C1             | 0            | 0%  |
|                                    | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0            | 0%  |
|                                    | <b>Use</b>                                | Construction   | Construction | 0   |
| Health & Social Care               |   | Health         | 0            | 0%  |
| Digital Industries                 |   | Digital        | 0            | 0%  |
| Business and Professional Services |   | Business       | 3            | 27% |
| Manufacturing Sub-Sectors          |   | Manufacturing  | 8            | 73% |
| Logistics                          |   | Logistics      | 0            | 0%  |
| <b>Floors</b>                      | 1   | 1              | 4            | 40% |
|                                    | 2   | 2              | 1            | 10% |
|                                    | 3   | 3              | 2            | 20% |
|                                    | 4   | 4              | 3            | 30% |
|                                    | 5   | 5              | 0            | 0%  |
|                                    | 6+  | 6+             | 0            | 0%  |
| <b>Age</b>                         | Pre- War                                  | Pre50          | 6            | 75% |
|                                    | 1950-60s                                  | 50-60          | 0            | 0%  |
|                                    | 1960-70s                                  | 60-70          | 0            | 0%  |
|                                    | 1970-80s                                  | 70-80          | 2            | 25% |
|                                    | 1980-2000                                 | 80-00          | 0            | 0%  |
|                                    | New Build                                 | New Build      | 0            | 0%  |
| <b>Occupancy</b>                   | Occupied                                  |                | 11           | 92% |
|                                    | Vacant                                    |                | 1            | 8%  |

## Site Property Information Table - Higginshaw

| OCCUPIED PROPERTIES  |                |               |        |           |     |   |   |                  |   |  |
|--|----------------|---------------|--------|-----------|-----|---|---|------------------|---|--|
| Address  | Property Type  | Sector        | Floors | Age       | O/V | Size (sq.ft)                                      | Occupiers   | VOA              | General comments  |  |
| 11 Windsor Street, Oldham OL1 4AE  | Land           | Manufacturing | 1      | 60-70     | O   | Approximately 69,000 sq.ft.( Internal & External) | Oldham Breakers   | N/A              | Car scrap yard. Small office premises that appears to be in a moderate/ poor condition. Potential for development.  |  |
| Windsor Street, Oldham OL1 4AQ   | B8 - Warehouse | Construction  | 1      | 70-80     | O   | 60,148 sq.ft                                      | D and D Grounds Maintenance & Landscape Services  | £32,150          | Main building – steel portal framed warehouse. Large area of land at the rear for machinery storage. Development potential.   |  |
| Windsor Street, Oldham OL1 4AD   | B8 - Warehouse | Manufacturing | 1      | 60-70     | O   | 13,756 sq.ft                                      | Barret Steels   | £49,250          | Steel portal framed building appears to be in good condition. External storage space.   |  |
| Main property - Laurel Trading Estate, Higginshaw Lane, Royton, Oldham OL2 6LH | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | Approximately 140,000 sq.ft                       | Multiple occupiers including, Abacus, Blue Tiffin & Tops Tiles.   | N/A              | Large retail property with multiple occupancies.  |  |
| Unit 6, Meek Street, Royton, Oldham OL2 6HL                                    | B8 - Warehouse | Construction  | 1      | 50-60     | O   | 12,346 sq.ft                                      | M K M Fabrications Ltd  | £52,993          | Steel fabrications manufacturer. Large area of external land included within the site.  |  |
| Woodstock Business Park, Meek Street, Royton, Oldham OL2 6HL                   | B8 - Warehouse | Manufacturing | 1      | 50-60     | O   | 267,440 sq.ft                                     | TT Express  | £111,600         | The property appears to be in a moderate condition. Large amount of external area.  |  |
| Boarhurst Building, Higginshaw Lane, Royton, Oldham                            | B8 - Warehouse | Construction  | 1      | 50-60     | O   | N/A   | Boarhurst Building Contractors  | N/A              | The blue warehouse appears to be in a moderate/ poor condition. The building to the right hand side also appears to be in a poor condition and is unoccupied.   |  |
| Boar Hurt office building - Higginshaw Lane, Royton, Oldham                    | B8 - Warehouse | Construction  | 1      | 70-80     |     | 13,05 sq.ft                                       | Boarhurst Building Contractors  | 13,225           | The property appears to be fairly modern and in a good condition. Possibly from residential to office accommodation.  |  |
| Moss Industrial Estate, Royton, Oldham OL2 6HR                                 | B8 - Warehouse | Manufacturing | 1      | 70-81     | O   | Approximately 113,613 sq.ft                       | Saddleworth Motox   | £21,000          | Large industrial unit with multiple occupiers. Appears to be in a fairly good condition.  |  |
| Pennie Works - Mossdown Road, Royton, Oldham OL2 6HS                           | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 49,901 sq.ft                                      | Dronsfields - Independent Mercedes Specialist   | N/A              |   |  |
| Mossdown Road, Royton, Oldham OL2 6HS  | B8 - Warehouse | Manufacturing | 1      | 70-81     | O   | 19,644 sq.ft                                      | Hopwood Gear Ltd  | £46,250          | Industrial warehouse / assumed office accommodation<br>Appears to be in a moderate condition.   |  |
| Salmon Fields, Royton, Oldham OL2 6JG  | B8 - Warehouse | Logistics     | 2      | 80-00     | O   | 39,053 sq.ft                                      | Best Food Logistics<br>Metool Co Ltd<br>Quantum Profile Systems<br>Autocontrol Ltd<br>James Briggs Ltd<br>Bidvest Logistics | £1,072,000       | The property comprised a large steel framed manufacturing warehouse accommodation. It appears that a redbrick construction is utilised as office accommodation to the front of the property. Property appears to be in a good condition. Purpose built manufacturing unit. External parking areas for large delivery vehicles and staff car parking.                            |  |
| Polyflor Ltd, Salmon Fields, Royton, Oldham, OL2 6FU                           | B8 - Warehouse | Logistics     | 2      | 80-00     | O   | 202,652 sq.ft                                     | Polyflor Ltd, Sales & Marketing   | £690,000         | The property comprised a large steel portal framed under red brick warehouse accommodation. A building to the south side of the side constructed in red brick appears to be utilised as office accommodation<br>All accommodation of site appears to be of a good standard and fit for use.<br>External parking areas for large transportation vehicles and staff parking bays. |  |
| Salmon Fields, Royton, Oldham OL2 6HZ  | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 133,009 sq.ft (Total Site)                        | James Briggs Ltd  | N/A              | Large manufacturing site divided into seven separate buildings. The buildings appear to be in a good condition.   |  |
| Royton, Oldham OL2 6JA   | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | Approximately 28,000 sq.ft                        | Metool Co Ltd   | N/A              | Industrial warehouse accommodation currently utilised for manufacturing purposes. The property appears to be in a good condition. Fit for use. Residential housing to the right hand side of the property.  |  |
| Salmon Fields, Royton, Oldham OL2 6JG  | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 46,424 sq.ft                                      | Quantum Profile Systems Limited   | £29,500          | Appears to be a redbrick/ steel building now utilised for manufacturing purposes. Appears to be in a good condition.  |  |
| Salmon Fields Business Village, Salmon Fields, Royton, Oldham OL2 6HT          | B1 - Office    | Business      | 1      | New Build | O   | Approximately 30,000 sq.ft                        | Ryder & Dutton<br>Peapod Estates<br>Schneider electric  | £240,000 (Total) | Modern business park  |  |
| VACANT PROPERTIES  |                |               |        |           |     |   |   |                  |   |  |
| Address  |                |               |        |           |     | Size (sq.ft)                                      | Occupiers   | VOA              | General comments  |  |
| LAND AVAILABILITY  |                |               |        |           |     |   |   |                  |   |  |
| Buckley Transport – left of Higginshaw road.                                   | Land           | Construction  | 1      | N/A       | O   | Approximately 350,000 sq.ft.                      | Buckley Transport   | N/A              | Large plot of land currently occupied by Buckley Transport. Land contains some small warehouse / officer premises. Potential for large development site.  |  |
| Milne Street, Oldham OL1 4BA   | Land           | Construction  | 1      | N/A       | O   | Whole site Approximately 125,000 sq.ft.           | Kelvin Lord Group   | N/A              | Land currently occupied by transportation company with large external area.   |  |
| Higginshaw Lane, Oldham OL2 6JD  | Land           | Construction  | 1      | N/A       | O   | Whole site Approximately 125,000 sq.ft.           | Joseph Parr (Alco) Ltd  | N/A              | The site currently hold office / warehouse storage accommodation and a large external area utilised for building material storage. Potential for future development on site.  |  |
| Meek Street, Royton, Oldham OL2 6HL  | Land           | Construction  | 1      | N/A       | O   | Approximately 170,000 sq.ft                       | Dew Piling  | N/A              | Large warehouse and large external area used for equipment storage. Potential for future development on site.   |  |
| Mossdown Road, Royton OL2 6HS  | Land           | Manufacturing | N/A    | N/A       | O   | Approximately 100,000 sq.ft                       | Motorcycle Spares Northwest   | N/A              | Land currently being utilised as car storage  |  |
| Properties Under 12,00 sq.ft   |                |               |        |           |     |   |   |                  |   |  |
| Argent House, Shaw Road, Oldham OL1 4AW  | B1 - Office    | Construction  | 2      | 70-80     | O   | 5,872 sq.ft                                       | Interface Contracts Ltd ( Engineering specialists )   | £22,500          | Appears to be in a good condition. Parking area at the front of the property.   |  |
| Shaw Road, Oldham OL1 3LX  | A1&A2          | Business      | 1      | 80-00     | O   | 1,453 sq.ft                                       | Texaco  | £14,750          | Petrol filling station.   |  |
| Neo House, Shaw Road, Oldham OL2 6JD   | B1 - Office    | Business      | 2      | New Build | O   | Approximately 10,500 sq.ft                        | Neo House  Electrics  | N/A              | Modern property appears to be in a good condition. Car park to the front.   |  |
| Windsor Place, Windsor Street, Oldham OL1 4AE                                  | B8 - Warehouse | Manufacturing | 1      | 60-70     | O   | 5,672 sq.ft                                       | Delete A Dent   | N/A              | Car body shop with car park to the side of the buildings.   |  |
| 328 Shaw Road, Oldham OL1 4AJ  | A1&A2          | Business      | 2      | 50-60     | O   | 4,201 sq.ft                                       | Five small business occupiers.  | £18,850 (Total)  | Property appears to be in a good condition.   |  |
| Windsor House, 11 Windsor Street, Oldham OL1 4AE                               | B8 - Warehouse | Construction  | 2      | 70-80     | O   | 5,532 sq.ft                                       | BJ Crowther   | £37,000          | Red brick & steel portal frame. Appears to be in a good condition.  |  |
| 380 Higginshaw Lane, Royton, Oldham OL2 6HQ                                    | A3             | Business      | 2      | 60-70     | O   | 791 sq.ft   | Flower pot cafe   | £5,671           | Building front facing the road. Fit for use, small business premises.   |  |
| 2 Milne Street, Oldham OL1 4BA   | B8 - Warehouse | Manufacturing | 1      | 60-70     | O   | 3,003 sq.ft                                       | Mm Auto Repair Centre Ltd   | N/A              | Car maintenance workshop. Property appears to be in a good condition. includes some rear storage.   |  |
| Laurel Trading Estate, Higginshaw Ln, Royton, Oldham OL2 6LH                   | A1&A2          | Business      | 1      | New Build | O   | 7,382 sq.ft                                       | Screwfix  | N/A              | Modern retail premises.   |  |
| Mossdown Road, Royton, Oldham OL2 6HS  | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 10,968 sq.ft                                      | Prestige Allparts Ltd   | £67,500          | Car warehouse premises with large external yard to the rear of the property.  |  |
| Mossdown Road, Royton, Oldham OL2 6HS  | B8 - Warehouse | Manufacturing | 2      | 60-70     | O   | 821 sq.ft   | Motorcycle Spares Northwest   | £3,450           |   |  |
| Pde Geesink Ltd, Mossdown Road, Royton, Oldham, OL2 6HS                        | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 6,092 sq.ft                                       | Pde Geesink Ltd   | £28,000          | Industrial warehouse / assumed office accommodation. Appears to be in a moderate condition  |  |
| Unit 20 Moss Lane, Royton, Oldham OL2 6HR                                      | A1&A2 Shops    | Business      | 1      | 60-70     | O   | NA  | Shure 5 Studio's<br>Giggle Belly's  | £15,500 (Total)  | Ground floor only building, front facing Moss Lane.   |  |

## Results Table

| Property Type                             |                |              |    |     |
|---|----------------|--------------|----|-----|
| B1 - Mill                                 | B1 - Mill      |              | 0  | 0%  |
| B1 - Office                               | B1 - Office    |              | 2  | 6%  |
| B8 - Warehouse                            | B8 - Warehouse |              | 22 | 65% |
| A1 & A2 - Shops                           | A1&A2          |              | 4  | 12% |
| A3 - Restaurant/Café                      | A3             |              | 1  | 3%  |
| A4 - Pubs/Bars                            | A4             |              | 0  | 0%  |
| A5 - Takeaways                            | A5             |              | 0  | 0%  |
| Land                                      | Land           |              | 5  | 15% |
| C1 - Hotel                                | C1             |              | 0  | 0%  |
| D1 - Health Centre, Crèche, Day Nurseries | D1             |              | 0  | 0%  |
| Use                                       | Construction   | Construction | 10 | 29% |
| Health & Social Care                      | Health         |              | 0  | 0%  |
| Digital Industries                        | Digital        |              | 0  | 0%  |
| Business and Professional Services        | Business       |              | 7  | 20% |
| Manufacturing Sub-Sectors                 | Manufacturing  |              | 16 | 46% |

|                  |           |           |    |     |
|------------------|-----------|-----------|----|-----|
|                  | Logistics | Logistics | 2  | 6%  |
| <b>Floors</b>    | 1         | 1         | 26 | 76% |
|                  | 2         | 2         | 8  | 24% |
|                  | 3         | 3         | 0  | 0%  |
|                  | 4         | 4         | 0  | 0%  |
|                  | 5         | 5         | 0  | 0%  |
|                  | 6+        | 6+        | 0  | 0%  |
| <b>Age</b>       | Pre- War  | Pre50     | 0  | 0%  |
|                  | 1950-60s  | 50-60     | 4  | 17% |
|                  | 1960-70s  | 60-70     | 5  | 21% |
|                  | 1970-80s  | 70-80     | 6  | 25% |
|                  | 1980-2000 | 80-00     | 6  | 25% |
|                  | New Build | New Build | 3  | 13% |
| <b>Occupancy</b> | Occupied  |           | 26 | 1   |
|                  | Vacant    |           | 0  | 0   |

### Site Property Information Table - Waterside Mill

| OCCUPIED PROPERTIES          | Address   | Property Type  | Sector   | Floors | Age   | O/V | Size (sq.ft)               | Occupiers  | VOA | General comments   |
|------------------------------|---|----------------|----------|--------|-------|-----|----------------------------|--|-----|--|
|                              | Tanner Business Centre<br>Waterside Mill, Chew Valley Road, Greenfield,<br>Oldham OL3 7NH | B8 - Warehouse | Business | 2      | 60-70 | 0   | Approximately 65,000 sq.ft | Mixed use property including:<br>Office space<br>Manufacturing<br>Storage<br>Workshop<br>Car/bike/trailer storage<br>The property was constructed in stone and is in good condition. | N/A | Home to over 100 businesses, who occupy offices, workshops, studios, industrial units and self storage units<br>Offer on-site managed warehousing up to 30,000 sq. ft.<br>The centre provides offices and work spaces from 200 to 1000 sq. ft, together with manufacturing, warehousing and workshops from 200 to 5000 sq. ft.<br>The Tanner Business Centre is one of Oldham's largest business centres and is in a pivotal position between the cities of Manchester, Leeds and Sheffield. |
| VACANT PROPERTIES            | Address   |                |          |        |       |     | Size (sq.ft)               | Occupiers  | VOA | General comments   |
| LAND AVAILABILITY            | Address   |                |          |        |       |     | Size (sq.ft)               | Occupiers  | VOA | General comments   |
| Properties Under 12,00 sq.ft | Address   |                |          |        |       |     |                            |  |     |  |

### Results Table

|                      |   |                |   |      |
|----------------------|---|----------------|---|------|
| <b>Property Type</b> | B1 - Mill                                 | B1 - Mill      | 0 | 0%   |
|                      | B1 - Office                               | B1 - Office    | 0 | 0%   |
|                      | B8 - Warehouse                            | B8 - Warehouse | 1 | 100% |
|                      | A1 & A2 - Shops                           | A1&A2          | 0 | 0%   |
|                      | A3 - Restaurant/Café                      | A3             | 0 | 0%   |
|                      | A4 - Pubs/Bars                            | A4             | 0 | 0%   |
|                      | A5 - Takeaways                            | A5             | 0 | 0%   |
|                      | Land                                      | Land           | 0 | 0%   |
|                      | C1 - Hotel                                | C1             | 0 | 0%   |
|                      | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0 | 0%   |
| <b>Use</b>           | Construction                              | Construction   | 0 | 0%   |
|                      | Health & Social Care                      | Health         | 0 | 0%   |
|                      | Digital Industries                        | Digital        | 0 | 0%   |
|                      | Business and Professional Services        | Business       | 1 | 100% |
|                      | Manufacturing Sub-Sectors                 | Manufacturing  | 0 | 0%   |
|                      | Logistics                                 | Logistics      | 0 | 0%   |
| <b>Floors</b>        | 1   | 1              | 0 | 0%   |
|                      | 2   | 2              | 1 | 100% |
|                      | 3   | 3              | 0 | 0%   |
|                      | 4   | 4              | 0 | 0%   |
|                      | 5   | 5              | 0 | 0%   |
|                      | 6+  | 6+             | 0 | 0%   |
| <b>Age</b>           | Pre- War                                  | Pre50          | 0 | 0%   |
|                      | 1950-60s                                  | 50-60          | 0 | 0%   |
|                      | 1960-70s                                  | 60-70          | 1 | 100% |
|                      | 1970-80s                                  | 70-80          | 0 | 0%   |
|                      | 1980-2000                                 | 80-00          | 0 | 0%   |
|                      | New Build                                 | New Build      | 0 | 0%   |
| <b>Occupancy</b>     | Occupied                                  |                | 1 | 100% |
|                      | Vacant                                    |                | 0 | 0%   |

### Site Property Information Table - Foxdenton

| OCCUPIED PROPERTIES          | Address              | Property Type | Sector | Floors | Age | O/V | Size (sq.ft) | Occupiers | VOA | General comments        |
|------------------------------|----------------------|---------------|--------|--------|-----|-----|--------------|-----------|-----|-------------------------|
| VACANT PROPERTIES            | Address              |               |        |        |     |     | Size (sq.ft) | Occupiers | VOA | General comments        |
| LAND AVAILABILITY            | Address              |               |        |        |     |     | Size (sq.ft) | Occupiers | VOA | General comments        |
|                              | Foxdenton whole site | Land          |        |        |     |     | 40 acres     |           |     | Currently grazing land. |
| Properties Under 12,00 sq.ft | Address              |               |        |        |     |     |              |           |     |                         |

### Results Table

|                      |   |                |   |      |
|----------------------|---|----------------|---|------|
| <b>Property Type</b> | B1 - Mill                                 | B1 - Mill      | 0 | 0%   |
|                      | B1 - Office                               | B1 - Office    | 0 | 0%   |
|                      | B8 - Warehouse                            | B8 - Warehouse | 0 | 0%   |
|                      | A1 & A2 - Shops                           | A1&A2          | 0 | 0%   |
|                      | A3 - Restaurant/Café                      | A3             | 0 | 0%   |
|                      | A4 - Pubs/Bars                            | A4             | 0 | 0%   |
|                      | A5 - Takeaways                            | A5             | 0 | 0%   |
|                      | Land                                      | Land           | 1 | 100% |
|                      | C1 - Hotel                                | C1             | 0 | 0%   |
|                      | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0 | 0%   |
| <b>Use</b>           | Construction                              | Construction   | 0 | 0%   |
|                      | Health & Social Care                      | Health         | 0 | 0%   |
|                      | Digital Industries                        | Digital        | 0 | 0%   |
|                      | Business and Professional Services        | Business       | 0 | 0%   |
|                      | Manufacturing Sub-Sectors                 | Manufacturing  | 0 | 0%   |
|                      | Logistics                                 | Logistics      | 0 | 0%   |
|                      |   |                | 0 | 0%   |
| <b>Floors</b>        | 1   | 1              | 0 | 0%   |
|                      | 2   | 2              | 0 | 0%   |
|                      | 3   | 3              | 0 | 0%   |
|                      | 4   | 4              | 0 | 0%   |
|                      | 5   | 5              | 0 | 0%   |
|                      | 6+  | 6+             | 0 | 0%   |
|                      |   |                | 0 | 0%   |
| <b>Age</b>           | Pre- War                                  | Pre50          | 0 | 0%   |
|                      | 1950-60s                                  | 50-60          | 0 | 0%   |
|                      | 1960-70s                                  | 60-70          | 0 | 0%   |
|                      | 1970-80s                                  | 70-80          | 0 | 0%   |
|                      | 1980-2000                                 | 80-00          | 0 | 0%   |
|                      | New Build                                 | New Build      | 0 | 0%   |
|                      |   |                | 0 | 0%   |
| <b>Occupancy</b>     | Occupied                                  |                | 0 | 0    |
|                      | Vacant                                    |                | 0 | 0    |

### Site Property Information Table - Valley Mills

| Address   | Property Type  | Sector        | Floors | Age       | O/V | Size (sq.ft)                           | Occupiers  | VOA                                     | General comments   |
|---|----------------|---------------|--------|-----------|-----|--|--|---|--|
| <b>OCCUPIED PROPERTIES</b>  |                |               |        |           |     |  |  |   |  |
| Riverside Court, Huddersfield Road, Delph, Oldham OL3 5FZ             | B1 - Office    | Business      | 3      | New Build | 0   | Approximately 17,502 sq.ft             | Multiple occupiers including; Inclusive Technology Ltd & Capita Translation and Interpreting (Capita TI) | Approximately £175,000 (Total building) | Modern high quality office accommodation.  |
| Saddleworth Business Centre, Huddersfield Road, Delph, Oldham OL3 5DF | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | Approximately 40,000 sq.ft             | Multiple occupiers.  | N/A                                     | Range of workspaces, including workshops, light industrial units, offices and storage facilities.<br><a href="https://www.bizspace.co.uk/spaces/oldham-saddleworth">https://www.bizspace.co.uk/spaces/oldham-saddleworth</a> |
| Property to the rear of Riverside Court.                              | B1 - Mill      | Manufacturing | 1      | Pre50     | 0   | Measured to approximately 35,000 sq.ft | N/A  | N/A                                     | From google aerial view, the buildings appear to be in a moderate condition.   |
| Stone building at the rear of the site.                               | A1&A2          | Business      | 1      | Pre50     | 0   | Measured to approximately 40,000 sq.ft | Lisa's Dog Grooming (only business know to be a occupier   | N/A                                     | Appears to be a large stone mill building in a good condition.   |
| <b>VACANT PROPERTIES</b>  |                |               |        |           |     |  |  |   |  |
| <b>LAND AVAILABILITY</b>  |                |               |        |           |     |  |  |   |  |
| <b>Properties Under 12,00 sq.ft</b>                                   |                |               |        |           |     |  |  |   |  |
| Valley Mill, Millgate, Delph, Oldham OL3 5DG                          | A1&A2          | Business      | 2      | Pre50     | 0   | N/A                                    | Mallalieu Of Delph Ltd   | N/A                                     | Small property fronting 'The sound'. Appears to be a retail fabric shop - assumed that the mill to the rear is the manufacturing warehouse.  |

### Results Table

|                      |   |                |   |             |
|----------------------|---|----------------|---|-------------|
| <b>Property Type</b> | B1 - Mill                                 | B1 - Mill      | 2 | 22%         |
|                      | B1 - Office                               | B1 - Office    | 2 | 22%         |
|                      | B8 - Warehouse                            | B8 - Warehouse | 3 | 33%         |
|                      | A1 & A2 - Shops                           | A1&A2          | 2 | 22%         |
|                      | A3 - Restaurant/Café                      | A3             | 0 | 0%          |
|                      | A4 - Pubs/Bars                            | A4             | 0 | 0%          |
|                      | A5 - Takeaways                            | A5             | 0 | 0%          |
|                      | Land                                      | Land           | 0 | 0%          |
|                      | C1 - Hotel                                | C1             | 0 | 0%          |
|                      | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0 | 0%          |
| <b>Use</b>           | Construction                              | Construction   | 0 | 0%          |
|                      | Health & Social Care                      | Health         | 0 | 0%          |
|                      | Digital Industries                        | Digital        | 0 | 0%          |
|                      | Business and Professional Services        | Business       | 2 | 29%         |
|                      | Manufacturing Sub-Sectors                 | Manufacturing  | 5 | 71%         |
|                      | Logistics                                 | Logistics      | 0 | 0%          |
| <b>Floors</b>        | 1   | 1              | 5 | 63%         |
|                      | 2   | 2              | 2 | 25%         |
|                      | 3   | 3              | 1 | 13%         |
|                      | 4   | 4              | 0 | 0%          |
|                      | 5   | 5              | 0 | 0%          |
|                      | 6+  | 6+             | 0 | 0%          |
| <b>Age</b>           | Pre- War                                  | Pre50          | 4 | 57%         |
|                      | 1950-60s                                  | 50-60          | 0 | 0%          |
|                      | 1960-70s                                  | 60-70          | 0 | 0%          |
|                      | 1970-80s                                  | 70-80          | 2 | 29%         |
|                      | 1980-2000                                 | 80-00          | 0 | 0%          |
|                      | New Build                                 | New Build      | 1 | 14%         |
| <b>Occupancy</b>     | Occupied                                  |                | 6 | 0.857142857 |
|                      | Vacant                                    |                | 1 | 0.142857143 |

## Site Property Information Table - Primrose Bank

| OCCUPIED PROPERTIES                                    |                |               |        |           |     |  |  |                 |   |  |
|--|----------------|---------------|--------|-----------|-----|--|--|-----------------|---|--|
| Address  | Property Type  | Sector        | Floors | Age       | O/V | Size (sq.ft)   | Occupiers  | VOA             | General comments  |  |
| 3 Scottfield Road<br>Oldham<br>OL8 1LA                 | B8 - Warehouse | Manufacturing | 1      | New Build | 0   | 110,502 sq.ft  | HPP Warehouse & Doors                              | £197,000        | Total floor area includes five separate building comprising office, warehouse and storage accommodation.<br><br>All accommodation appears to be fairly modern, good accommodation.            |  |
| Scottfield Saw Mills, Scottfield Road, Oldham OL8 1LB  | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 61,741 sq.ft   | George Hill (Oldham)<br>Timber & Building Supplies | £177,000        | A range of office, warehouse and internal/ external storage accommodation.<br>Large scale manufacturing business occupiers.   |  |
| 5 Webster Street, Oldham OL8 1UP                       | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | N/A  | Oldham BM Spares ltd.                              | N/A             | Basic car storage/ warehouse accommodation.   |  |
| Havelock Street, Oldham OL8 1JR                        | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | Approximately 35,000 sq.ft   | Kaly's Carpets UK                                  | N/A             | Building appears to be in a moderate condition.<br><br>Office and warehouse accommodation within the property.<br>Large amount of external space.   |  |
| Unit 5, Havelock Street, Oldham OL8 1JR                | B8 - Warehouse | Business      | 1      | 70-80     | 0   | 16,344 sq.ft   | Oldham Sports Complex                              | N/A             |   |  |
| Aak Bakery, Falcon Street, Oldham OL8 1JU              | B1 - Mill      | Business      | 2      | Pre 50    | 0   | 9,407 sq.ft.<br>33,432 sq.ft.<br>17,189 sq.ft.<br>Total: 60,902 sq.ft. | Bakery   | N/A             | Former bakery, appears to still be part occupied by two individual bakery companies and an electronic suppliers.<br><br>Appears to be slightly run down.                                      |  |
| Scottfield Saw Mills, Scottfield Road, Oldham, OL8 1LB | B8 Warehouse   | Construction  | 1      | 70-80     | 0   | Building & Land. Approximately 70,000 sq.ft                            | Builders Yard                                      | N/A             | Building with large external area. Appears to industrial rental company.  |  |
| VACANT PROPERTIES                                      |                |               |        |           |     |  |  |                 |   |  |
| Address  | OL8 1LB        |               |        |           |     | Size (sq.ft)   | Occupiers  | VOA             | General comments  |  |
| LAND AVAILABILITY                                      |                |               |        |           |     |  |  |                 |   |  |
| Address  |                |               |        |           |     | Size (sq.ft)   | Occupiers  | VOA             | General comments  |  |
| Cowling Street, Oldham OL8 1UY                         | Land           | Manufacturing | 1      | 70-80     | 0   | Property and Land. Approximately 20,000 sq.ft                          | Multi Car Parts Ltd                                | N/A             | Appears to be currently used for scrap car storage.   |  |
| Properties Under 12,00 sq.ft                           |                |               |        |           |     |  |  |                 |   |  |
| Address  |                |               |        |           |     |  |  |                 |   |  |
| 29-31 Ashton Road, Oldham OL8 1JX                      | A1&A2          | Business      | 1      | 70-80     | 0   | 9,644 sq.ft  | Wynsors world of shoes<br>Oldham                   | £56,000         | Large modern retail complex with car parking area to the rear of the Property.  |  |
| 5-27 Ashton Rd, Oldham OL8 1JX                         | A3             | Business      | 1      | 70-80     | 0   | 4,693 sq.ft  | Sanah's Indian &<br>Continental Cuisine            | £20,750         | Recently renovated restaurant premises.<br>Ground floor. Appears to be a former/ public house named 'Primrose View' adjoined to the rear of the restaurant, which is now hotel accommodation. |  |
| 5 Goddard Street, Oldham OL8 1LQ                       | A1&A2          | Business      | 2      | 80-00     | 0   | 5,196 sq.ft<br>525 sq.ft.  | Pure Bathrooms<br>Pure Heating                     | £22500<br>£6000 | Property appears to be in a good condition. Red brick and steel portal frame construction.<br>Showroom at the front of the premises and office accommodation to the rear.                     |  |
| 127-131 Ashton Road, Oldham OL8 1LD                    | A1&A3          | Business      | 2      | 50-60     | 0   | N/A  | Mina Travel  | £1,425          | Small detached retail property facing Ashton Road.  |  |

## Results Table

| Property Type                             |                |  |   |     |
|---|----------------|--|---|-----|
| B1 - Mill                                 | B1 - Mill      |  | 1 | 10% |
| B1 - Office                               | B1 - Office    |  | 0 | 0%  |
| B8 - Warehouse                            | B8 - Warehouse |  | 5 | 50% |
| A1 & A2 - Shops                           | A1&A2          |  | 2 | 20% |
| A3 - Restaurant/Café                      | A3             |  | 1 | 10% |
| A4 - Pubs/Bars                            | A4             |  | 0 | 0%  |
| A5 - Takeaways                            | A5             |  | 0 | 0%  |
| Land                                      | Land           |  | 1 | 10% |
| C1 - Hotel                                | C1             |  | 0 | 0%  |
| D1 - Health Centre, Crèche, Day Nurseries | D1             |  | 0 | 0%  |

| Use                                |               |  |   |     |
|------------------------------------|---------------|--|---|-----|
| Construction                       | Construction  |  | 1 | 8%  |
| Health & Social Care               | Health        |  | 0 | 0%  |
| Digital Industries                 | Digital       |  | 0 | 0%  |
| Business and Professional Services | Business      |  | 6 | 50% |
| Manufacturing Sub-Sectors          | Manufacturing |  | 5 | 42% |
| Logistics                          | Logistics     |  | 0 | 0%  |

| Floors |    |  |   |     |
|--------|----|--|---|-----|
| 1      | 1  |  | 9 | 75% |
| 2      | 2  |  | 3 | 25% |
| 3      | 3  |  | 0 | 0%  |
| 4      | 4  |  | 0 | 0%  |
| 5      | 5  |  | 0 | 0%  |
| 6+     | 6+ |  | 0 | 0%  |

| Age       |           |  |   |     |
|-----------|-----------|--|---|-----|
| Pre- War  | Pre50     |  | 0 | 0%  |
| 1950-60s  | 50-60     |  | 1 | 17% |
| 1960-70s  | 60-70     |  | 0 | 0%  |
| 1970-80s  | 70-80     |  | 4 | 67% |
| 1980-2000 | 80-00     |  | 1 | 17% |
| New Build | New Build |  | 0 | 0%  |

| Occupancy |  |  |    |   |
|-----------|--|--|----|---|
| Occupied  |  |  | 12 | 1 |
| Vacant    |  |  | 0  | 0 |

### Site Property Information Table - Shaw

| Address   | Property Type  | Sector         | Floors | Age       | O/V | Size (sq.ft)               | Occupiers   | VOA        | General comments   |
|---|----------------|----------------|--------|-----------|-----|----------------------------|---|------------|--|
| Shaw Mills 1 2 And 3 Linney Lane, Shaw, Oldham, OL2 8HB             | B1 - Mill      | Logistics      | 5      | Pre50     | O   | 1,050,961 sq.ft            | Shop Direct<br>Very Littlewoods<br>Very executive<br>Blue Arrow | £1,140,000 | Four individual large properties that appear to appear to be owned/occupied by the same company. Range in age of buildings - one old Mill and newer modern warehouse buildings. Shop direct are due to be vacating the premises in the near future. Distribution / logistics occupiers suitable. Older renovated mill buildings and newer steel framed buildings all appear in a good condition. |
| Lilac Mill, J D Williams & Co Ltd, Beal Lane, Shaw, OLDHAM, OL2 8PJ | B1 - Mill      | Logistics      | 5      | Pre50     | O   | 393,184 sq.ft              | JD Williams & Co  | N/A        | Mixture of large converted traditional mill buildings. Newly constructed property to the left hand side of the older mill buildings. Assumed to be part of the JD Williams site.   |
| Linney Lane, Shaw, Oldham, OL2 8HE                                  | B1 - Office    | Business       | 2      | 60-70     | O   | 16,641 sq.ft               | Whittaker Bros  | £52,850    | Property appears to be in a moderate condition.  |
| <b>VACANT PROPERTIES</b>  | <b>Address</b> | <b>OL8 1LB</b> |        |           |     | <b>Size (sq.ft)</b>        | <b>Occupiers</b>  | <b>VOA</b> | <b>General comments</b>  |
| <b>LAND AVAILABILITY</b>  | <b>Address</b> |                |        |           |     | <b>Size (sq.ft)</b>        | <b>Occupiers</b>  | <b>VOA</b> | <b>General comments</b>  |
| <b>Properties Under 12,00 sq.ft</b>                                 | <b>Address</b> |                |        |           |     |                            |   |            |  |
| Beal Hey, Rutland Way, Shaw, Oldham OL2 8QT                         | B8 - Warehouse | Manufacturing  | 1      | New Build | O   | 9,429 sq.ft                | Beal Hey animal food supplies<br>Whittaker Bros                 | N/A        | Mixed use, office and warehouse accommodation. Multiple occupiers. Renovated older mill building.  |
| Linney Lane, Shaw, Oldham, OL2 8HE                                  | B1 - Office    | Manufacturing  | 1      | 60-70     | O   | Approximately 3,500 sq.ft  | Express Sofas Ltd   | N/A        | Old manufacturing warehouse, with large external area.   |
| Linney Lane, Shaw, Oldham, OL2 8HE                                  | B8 - Warehouse | Manufacturing  | 1      | 60-70     | O   | Approximately 11,500 sq.ft | F & J Hauck   | N/A        | Old manufacturing warehouse, front facing the road.  |
| Sapphire Building, Ltd, Beal Lane, Shaw, OLDHAM, OL2 8PJ            | B8 - Warehouse | Logistics      | 1      | New Build | O   | 6,458 sq.ft                | JD Williams & Co  | N/A        | From google view it appears the is the newly constructed adjoin property. Newly constructed, modern logistics accommodation (appears as)   |

### Results Table

|                      |   |                |   |     |
|----------------------|---|----------------|---|-----|
| <b>Property Type</b> | B1 - Mill                                 | B1 - Mill      | 2 | 29% |
|                      | B1 - Office                               | B1 - Office    | 2 | 29% |
|                      | B8 - Warehouse                            | B8 - Warehouse | 3 | 43% |
|                      | A1 & A2 - Shops                           | A1&A2          | 0 | 0%  |
|                      | A3 - Restaurant/Café                      | A3             | 0 | 0%  |
|                      | A4 - Pubs/Bars                            | A4             | 0 | 0%  |
|                      | A5 - Takeaways                            | A5             | 0 | 0%  |
|                      | Land                                      | Land           | 0 | 0%  |
|                      | C1 - Hotel                                | C1             | 0 | 0%  |
|                      | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0 | 0%  |
| <b>Use</b>           | Construction                              | Construction   | 0 | 0%  |
|                      | Health & Social Care                      | Health         | 0 | 0%  |
|                      | Digital Industries                        | Digital        | 0 | 0%  |
|                      | Business and Professional Services        | Business       | 1 | 20% |
|                      | Manufacturing Sub-Sectors                 | Manufacturing  | 3 | 60% |
|                      | Logistics                                 | Logistics      | 1 | 20% |
| <b>Floors</b>        | 1   | 1              | 4 | 57% |
|                      | 2   | 2              | 1 | 14% |
|                      | 3   | 3              | 0 | 0%  |
|                      | 4   | 4              | 0 | 0%  |
|                      | 5   | 5              | 2 | 29% |
|                      | 6+  | 6+             | 0 | 0%  |
| <b>Age</b>           | Pre- War                                  | Pre50          | 2 | 33% |
|                      | 1950-60s                                  | 50-60          | 0 | 0%  |
|                      | 1960-70s                                  | 60-70          | 2 | 33% |
|                      | 1970-80s                                  | 70-80          | 0 | 0%  |
|                      | 1980-2000                                 | 80-00          | 0 | 0%  |
|                      | New Build                                 | New Build      | 2 | 33% |
| <b>Occupancy</b>     | Occupied                                  |                | 7 | 1   |
|                      | Vacant                                    |                | 0 | 0   |



**Site Property Information Table - Hollinwood Business District**

| OCCUPIED PROPERTIES  |                |               |        |           |     |                              |   |  |   |  |
|--|----------------|---------------|--------|-----------|-----|------------------------------|---|--|---|--|
| Address  | Property Type  | Sector        | Floors | Age       | O/V | Size (sq.ft)                 | Occupiers   | VOA  | General comments  |  |
| Unit 1, Drury Lane, Chadderton, OLDHAM, OL9 7PH                                  | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 113,333 sq.ft.               | P.P Processing Limited<br>Steel Software Solutions Ltd                                      | P.P Processing Limited<br>(£255,000)         | Large manufacturing warehouse. North of the site.   |  |
| S P L Ltd, Drury Lane, Chadderton, Oldham, OL9 7PH                               | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 73,971 sq.ft                 | SPL Ltd   | £158,000                                     | Food manufacturing/ logistics warehouse.  |  |
| The Gym, Drury Lane, Chadderton, Oldham, OL9 7PH                                 | D1             | Health        | 2      | 50-60     | O   | 16,426 sq.ft                 | The Gym Oldham  | £74,500                                      | The freehold interest of the property was Sold in February 2017 for £2,200,000 to Nottingham City Council.                  |  |
| Victoria Mill, Drury Lane, Chadderton, Oldham OL9 7PH                            | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | Approximately 75,000 sq.ft   | Fothergill Polycorn Ltd   | N/A  | Large warehouse manufacturing accommodation.  |  |
| 396 Manchester Road, Chadderton, Oldham OL9 7PQ                                  | B1 - Office    | Business      | 2      | 80-00     | O   | 24,606 sq.ft                 | HPL Motors Used Car Supermarket   | £194,000                                     | The property appears to be in good condition. Showroom and larger external area for car storage with development potential. |  |
| 390 Manchester Road, Chadderton, Oldham OL9 7PG                                  | B1 - Office    | Business      | 2      | 80-00     | O   | 13,358 sq.ft                 | Inchcape Volkswagen Oldham  | N/A  | The property comprises a car showroom with a large amount of external space currently used for car storage.                 |  |
| Unit 1, Victoria Trading Estate (via, Pennington Street, Chadderton OL9 7PJ)     | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 71,300 sq.ft                 | Veritas safety services Ltd<br>JNB Services<br>Fittings Co (1B)                             | 1a - £38,000<br>1b - £14,250<br>1c - £26,750 | The property comprised a newly constructed large industrial Automobile warehouse/ workshop.                                 |  |
| Bower House 1, Stable Street, Failsworth, Oldham OL9 7LH                         | B1 - Office    | Business      | 4      | New Build | O   | 53,131 sq.ft                 | The Guinness Partnership  | £430,000                                     | Office premises.  |  |
| Hollinwood Avenue, Chadderton, Oldham OL9 8EP                                    | B8 - Warehouse | Manufacturing | 3      | Pre 50    | O   | Approximately 300,000 sq.ft  | Reach Printing Services Ltd   | N/A  | Manufacturing print works.  |  |
| 761 Tweedale Way, Chadderton, Oldham OL9 7LD                                     | AA1&A2         | Business      | 1      | New Build | O   | Approximately 80,000 sq.ft.  | Morrisons   | N/A  | Supermarket, with large car park.   |  |
| Tweedale Way, Chadderton, Oldham, OL9 7LD  | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 102,537 sq.ft                | Manchester Cabins   | £32,750                                      | Warehouse buildings with outdoor storage space.   |  |
| Chadderton, Oldham OL9 7LP   | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 34,256 sq.ft                 | Nova Tissue   | £81,760                                      | Warehouse accommodation.  |  |
| Junction 22 Business Park, Tweedale Way, Chadderton, Oldham OL9 8EH              | B8 - Warehouse | Manufacturing | 1      | New Build | O   | Approximately 74,000 sq.ft.  | Sigram Tiles<br>Beck & Pollizer<br>Cyclopes<br>Siamp<br>Constant<br>WorkSolv<br>Met Connect | N/A  | Modern Warehouse accommodation.   |  |
| Housing Units Distribution Centre  | B8 - Warehouse | Logistics     | 1      | New Build | O   | Approximately 70,000 sq.ft   | N/A   | N/A  | Modern office and warehouse accommodation. Purpose built logistics centre.  |  |
| Housing Unit, home furnishing department store                                   | A1&A2          | Business      | 2      | New Build | O   | Approximately 30,000 sq.ft   | Home furnishing department store  | N/A  | Modern retail accommodation.  |  |
| Service Care   | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 87,053 sq.ft                 | Service Care  | £272,500                                     | Warehouse accommodation, appears to be in a good condition.   |  |
| Hollinwood Business Centre   | B1 - Mill      | Business      | 4      | Pre50     | O   | 93,010 sq.ft                 | Multiple occupants  | N/A  | Appears to be a renovated mill, now office use.   |  |
| Mersey Road North, Failsworth, Manchester M35 9FF                                | B1 - Office    | Business      | 3      | Pre50     | O   | Approximately 12,000 sq.ft   | National Grid   | N/A  | Renovated office buildings.   |  |
| Mersey Road Industrial Estate, Mersey Road North, Failsworth, Manchester M35 9LU | B8 - Warehouse | Manufacturing | 1      | New Build | O   | 26,371 sq.ft                 | J.M. Davies & Co  | N/A  | Modern industrial estate.   |  |
| Mersey Road North, Failsworth, Manchester M35 9LT                                | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 26,220 sq.ft                 | Axiom Displays Ltd  | £67,000                                      | Manufacturing warehouse, appears to be in a good condition.   |  |
| 1 Albert Street, Failsworth, Oldham OL8 3QP                                      | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 17, 889 sq.ft                | NXDC  | £50,000                                      | Manufacturing warehouse, appears to be in a good condition.   |  |
| Albert Street, Failsworth, Oldham OL8 3QP  | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | Approximately 13,000 sq.ft   | Atlas Tube Bending Limited  | N/A  | Manufacturing warehouse, appears to be in a good condition.   |  |
| Properties to the rear of national grid  | B1 - Office    | Business      | 2      | N/A       | N/A | Approximately 16,000 sq.ft   | N/A   | N/A  | Five individual properties, appear to be office buildings ( inaccessible via street view)                                   |  |
| VACANT PROPERTIES  |                |               |        |           |     |                              |   |  |   |  |
| LAND AVAILABILITY  |                |               |        |           |     |                              |   |  |   |  |
| Address  |                |               |        |           |     | Size (sq.ft)                 | Occupiers   | VOA  | General comments  |  |
| Albion Works, Clowes St, Chadderton, Oldham OL9 7LY                              | Land           |               |        |           | V   | Approximately 40,000 sq.ft   | Heyrod Construction Ltd   | £225,000                                     | Office accommodation with warehouse/ storage yard areas at the rear.  |  |
| Land Behind ServiceCare  | Land           | Construction  |        |           | V   | Approximately 180,000 sq.ft. | Vacant  | N/A  | Vacant development land.  |  |
| Land off Hollinwood Road (Opposite Petrol station)                               | Land           | Construction  |        |           | V   | Approximately 93,000 sq.ft   | N/A   | N/A  | Previous mill site, that has recently been demolished.  |  |
| Land - Next to Rover Failsworth Ltd  | Land           | Construction  |        |           | V   | Approximately 65,000 sq.ft   | N/A   | N/A  | Vacant land, no previous construction.  |  |
| Albert Street, Failsworth, Hollinwood, Oldham OL8 3QP                            | Land           | Construction  |        |           | O   | Approximately 50,000 sq.ft   | Wheeldon's T/A C P L Skip Hire  | N/A  | Skip Hire, potential development space.   |  |
| Properties Under 12,00 sq.ft   |                |               |        |           |     |                              |   |  |   |  |
| Unit 2, Victoria Trading Estate, Drury Ln, Chadderton, Oldham OL9 7PJ            | B8 - Warehouse | Business      | 1      | New Build | O   | 4,725 sq.ft                  | Salon Services  | N/A  | The property comprised a newly constructed warehouse/ office accommodation.   |  |
| Unit 5, Victoria Trading Estate, Off, Bowling St, Oldham OL9 7PJ                 | B8 - Warehouse | Construction  | 1      | New Build | O   | 7,040 sq.ft                  | OTP Building Plastics   | £27,750                                      | The property comprised a newly constructed industrial warehouse/ workshop accommodation.                                    |  |
| 460-466 Manchester Rd, Chadderton, Oldham OL9 7NG                                | A1&A2          | Manufacturing | 2      | 50-60     | O   | 761 sq.ft                    | Drury Lane Diagnostic Centre  | £8,500                                       | Car/Van service garage. Fronting the road with small car parking area to the left hand side of the property.                |  |
| Unit A, Drury Lane, Chadderton, Oldham OL9 8EU                                   | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 5,661 (Internal)             | Complete Welding Services Ltd   | £20,750                                      | Warehouse/ workshop with rear car park area. The property appeared to be in a good condition.                               |  |
| 2 Bowling St, Chadderton, Oldham OL9 7NE   | A4             | Business      | 2      | 60-70     | O   | 4,252 sq.ft                  | Bowling Green Inn, Public House   | £6,975                                       | Public House - purpose built.   |  |
| Clowes St, Chadderton, Oldham OL9 7LY  | B8 - Warehouse | Manufacturing | 1      | Pre50     | O   | 4,779 sq.ft                  | Prescott's Garage   | £21,000                                      | Purpose built garage in a fairly good condition.  |  |
| Albion Works, Clowes St, Chadderton, Oldham OL9 7LY                              | B8 - Warehouse | Construction  | 1      | 70-80     | O   | 6,0579 sq.ft                 | Heyrod Construction Ltd   | £225,000                                     | Office accommodation with warehouse/ storage yard areas at the rear.  |  |
| Waldron House, Drury Lane, Chadderton OL9 8EU                                    | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 2,476 sq.ft                  | Luxonic Lighting Pic<br>Lighting manufacturer<br>Westshield                                 | £14,250                                      | Warehouse accommodation - industrial.   |  |
| Under Ln, Chadderton, Oldham OL9 7PP   | B1 - Office    | Business      | 2      | 70-80     | O   | Approximately 6,000 sq.ft    | Reddish Demolition Ltd  | N/A  | Small office unit, appears to be in a moderate condition.   |  |
| Clowes St, Chadderton, Oldham OL9 7LY  | B8 - Warehouse | Manufacturing | 1      | 50-60     | O   | 10,258 sq.ft                 | RAP Spiderweb Ltd   | N/A  | Industrial accommodation. Appears to be in moderate condition.  |  |
| Bourne St, Chadderton, Oldham OL9 7LX  | B8 - Warehouse | Business      | 2      | 50-60     | O   | 5,038 sq.ft                  | Stealth BJJ - Manchester Brazilian Jiu Jitsu  | £6,600                                       | Industrial accommodation. Appears to be in moderate condition.  |  |
| Bourne St, Chadderton, Oldham OL9 7LX  | B8 - Warehouse | Business      | 2      | 50-60     | O   | 6,123 sq.ft                  | Hollinwood Muscle And Fitness<br>With Hollinwood Nutrition                                  | £7,600                                       | Industrial accommodation. Appears to be in moderate condition.  |  |
| Alford St, Chadderton, Oldham OL9 7LP  | A3             | Business      | 1      | 50-60     | O   | 4,090 sq.ft                  | The old school bus BBQ  | £6,800                                       | Small restaurant/ bar.  |  |
| 688-692 Manchester Rd, Failsworth, Oldham OL9 7JT                                | A4             | Business      | 2      | 50-60     | O   | N/A                          | Voujon  | N/A  | Restaurant premises.  |  |
| Mersey Rd N, Failsworth, Manchester M35 9FF                                      | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 6,500 sq.ft                  | C&M MOT Centre  | N/A  | MOT garage.   |  |
| 487 Manchester Rd, Failsworth, Oldham OL8 3RB                                    | A3             | Business      | 2      | 50-60     | O   | Approximately 2,200 sq.ft    | Failsworth Tandoori & Pizza   | N/A  | Restaurant, appears to be former public house.  |  |
| 794 Oldham Rd, Failsworth, Manchester M35 9NY                                    | A1&A2          | Business      | 2      | 50-60     | O   | 4,359 sq.ft                  | Natwest Bank & Emma Thomas  | £18,500                                      | Bank with adjoin retail premises.   |  |
| 778 Oldham Rd, Failsworth, Manchester, M35 9FE                                   | A1&A3          | Business      | 2      | 50-60     | O   | 721 sq.ft                    | Failsworth Travel   | £7,065                                       | Travel agents with adjoin vacant premises.  |  |
| 780 Oldham Rd, Failsworth, Manchester, M35 9FE                                   | A1&A4          | Business      | 2      | 50-60     | V   | N/A                          | Vacant  |  | Retail premises, Boarded up windows - vacant.   |  |
| Three properties to the rear of 'Failsworth Travel'                              | B8 - Warehouse | Manufacturing | 1      | 50-60     | O   | 8,300 sq.ft                  | N/A   | N/A  | Appear to be warehouse units.   |  |
| Unit B, Albert Street, Failsworth, Oldham OL8 3QP                                | B8 - Warehouse | Manufacturing | 1      | New Build | O   | Approximately 2,200 sq.ft    | Abel Alarm Co   | £13,500                                      | Modern warehouse accommodation.   |  |
| Unit A, Albert Street, Failsworth, Oldham OL8 3QP                                | B8 - Warehouse | Manufacturing | 1      | New Build | O   | 4,391 sq.ft                  | Oldham Engineering Installations  | £20,000                                      | Modern warehouse accommodation.   |  |

|  |                         |                |               |   |       |   |                           |                                     |     |   |
|--|-------------------------|----------------|---------------|---|-------|---|---------------------------|-------------------------------------|-----|---|
|  | 398+F7:07 Manchester Rd | B8 - Warehouse | Manufacturing | 1 | 70-80 | 0 | Approximately 9,000 sq.ft | Cyclops Environmental Solutions Ltd | N/A | Warehouse accommodation<br>Condition appears slightly run down. |
|--|-------------------------|----------------|---------------|---|-------|---|---------------------------|-------------------------------------|-----|---|

### Results Table

|                      |   |                |    |       |
|----------------------|---|----------------|----|-------|
| <b>Property Type</b> | B1 - Mill                                 | B1 - Mill      | 1  | 2%    |
|                      | B1 - Office                               | B1 - Office    | 6  | 14%   |
|                      | B8 - Warehouse                            | B8 - Warehouse | 28 | 67%   |
|                      | A1 & A2 - Shops                           | A1&A2          | 1  | 2%    |
|                      | A3 - Restaurant/Café                      | A3             | 2  | 5%    |
|                      | A4 - Pubs/Bars                            | A4             | 2  | 5%    |
|                      | A5 - Takeaways                            | A5             | 0  | 0%    |
|                      | Land                                      | Land           | 2  | 5%    |
|                      | C1 - Hotel                                | C1             | 0  | 0%    |
|                      | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0  | 0%    |
| <b>Use</b>           | Construction                              | Construction   | 6  | 12%   |
|                      | Health & Social Care                      | Health         | 1  | 2%    |
|                      | Digital Industries                        | Digital        | 0  | 0%    |
|                      | Business and Professional Services        | Business       | 19 | 38%   |
|                      | Manufacturing Sub-Sectors                 | Manufacturing  | 23 | 46%   |
|                      | Logistics                                 | Logistics      | 1  | 2%    |
|                      |   |                |    |       |
| <b>Floors</b>        | 1   | 1              | 27 | 59%   |
|                      | 2   | 2              | 15 | 33%   |
|                      | 3   | 3              | 2  | 4%    |
|                      | 4   | 4              | 2  | 4%    |
|                      | 5   | 5              | 0  | 0%    |
|                      | 6+  | 6+             | 0  | 0%    |
| <b>Age</b>           | Pre- War                                  | Pre50          | 3  | 8%    |
|                      | 1950-60s                                  | 50-60          | 12 | 30%   |
|                      | 1960-70s                                  | 60-70          | 1  | 3%    |
|                      | 1970-80s                                  | 70-80          | 8  | 20%   |
|                      | 1980-2000                                 | 80-00          | 6  | 15%   |
|                      | New Build                                 | New Build      | 10 | 25%   |
| <b>Occupancy</b>     | Occupied                                  |                | 28 | 0.875 |
|                      | Vacant                                    |                | 4  | 0.125 |

**Site Property Information Table - Greenacres**

| OCCUPIED PROPERTIES   |                |               |        |           |     |                             |  |                  |  |
|---|----------------|---------------|--------|-----------|-----|-----------------------------|--|------------------|--|
| Address   | Property Type  | Sector        | Floors | Age       | O/V | Size (sq.ft)                | Occupiers  | VOA              | General comments   |
| Greengate Street, Oldham OL4 1DF  | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 135,000 sq.ft               | Ribbit Packaging Ltd   | N/A              | Warehouse unit, appears to be in a good condition.   |
| Oldham OL4 1DG  | B1 - Office    | Construction  | 2      | 80-00     | 0   | Approximately 24,000 sq.ft  | Medlock Interior Office  | N/A              | Office accommodation, appears to be in a good condition.   |
| Glodwick Road, Oldham OL4 1YU   | B8 - Warehouse | Manufacturing | 1      | 80-01     | 0   | Approximately 20,000 sq.ft  | Harveys  | N/A              | Warehouse accommodation, appears to be in a good condition.  |
| Moorhey Street, Oldham OL4 1JE  | B8 - Warehouse | Manufacturing | 2      | 60-70     | 0   | 21,398 sq.ft                | Newfoi Machines Ltd  | E45,500          | Workshop and premises, appears to be in a good condition.  |
| 5 Gladstone Street, Oldham, OL4 1BB   | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | Approximately 17,800 sq.ft  | JWE Manufacturing  | N/A              | Manufacturing warehouse, divided into separate units.  |
| Moorhey Street, Oldham, OL4 1JF   | B8 - Warehouse | Construction  | 1      | 80-00     | 0   | Approximately 25,000 sq.ft  | Environmental services   | N/A              | Office/ warehouse premises, large car park included on site.   |
| Moorhey Street, Oldham, OL4 1JF   | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | Approximately 13,500 sq.ft  | Tingfung foods Ltd   | N/A              | Manufacturing, warehouse premises.   |
| Moorhey Street, Oldham, OL4 1JF   | B8 - Warehouse | Construction  | 1      | 70-80     | 0   | Approximately 25,000 sq.ft  | Allied scaffolding Ltd   | N/A              | Warehouse and land, part of Allied scaffolding Ltd premises.   |
| Moorhey Street, Oldham, OL4 1JF   | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | Approximately 18,700 sq.ft  | Zenith   | N/A              | Warehouse / office premises, appears to be in a moderate condition.                                      |
| Moorhey Street, Oldham, OL4 1JF   | B8 - Warehouse | Logistics     | 1      | 80-00     | 0   | 12,130 sq.ft                | Moorheys   | E45,750          | Packaging warehouse premises, large external area, and parking area for large vehicles.                  |
| Lees Road, Oldham OL4 1JN   | B1 - Office    | Business      | 2      | 70-80     | 0   | Approximately 24,000 sq.ft  | Greater Manchester Fire Services                                   | E102,500         | Fire station. Public services.   |
| Lees Road, Oldham OL4 1JN   | B1 - Office    | Business      | 2      | 70-80     | 0   | Approximately 24,000 sq.ft  | Oldham Training Centre   | N/A              | Office premises over two storeys.  |
| Unit 2 Mount Pleasant Business Centre, Oldham OL4 1HU                               | B1 - Office    | Business      | 2      | 70-80     | V   | Approximately 23,000 sq.ft  | Mout Pleasant Business centre                                      | N/A              | Office premises over two storeys.  |
| Unit 4b Mount Pleasant Business Centre OL4 1HU, Jackson Street, Oldham OL4 1HR      | B1 - Office    | Business      | 2      | New Build | 0   | Approximately 12,500 sq.ft  | ABI Laser UK Ltd   | N/A              | New build office premises with carpark.  |
| Unit 4a Mount Pleasant Business Centre OL4 1HU, Jackson Street, Oldham OL4 1HR      | B1 - Office    | Business      | 2      | New Build | 0   | Approximately 26,000 sq.ft  | N/A  | N/A              | New build office premises with carpark.  |
| Cow Lane, Oldham OL4 1HS  | B1 - Office    | Business      | 2      | 70-80     | 0   | N/A                         | Lube Pack UK   | N/A              | Office premises, appears to be in a moderate condition.  |
| 6, Bankhill Industrial Estate, Bankhill Street, Oldham OL4 1HR                      | B8 - Warehouse | Manufacturing | 1      | New Build | 0   | 12,800 sq.ft                | The Vans Sale Company  | N/A              | Warehouse accommodation, appears to be in a good condition.  |
| Terrace Street, Oldham  | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | Approximately 33,800 sq.ft  | Sachets Limited  | N/A              | Large warehouse accommodation.   |
| Wrigley Street Oldham OL4 1HW   | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | Approximately 16,500 sq.ft  | Lloyd Jones Engineering  | N/A              | Vehicle engineering workshop accommodation.  |
| Castle Iron Works, Overens Street, Oldham OL4 1LA                                   | B1 - Mill      | Manufacturing | 1      | Pre50     | 0   | Approximately 70,000 sq.ft  | Oldham Engineering   | N/A              | Mainly warehouse accommodation, with two storey office accommodation included.                           |
| Beech House, Heap Street, Oldham OL4 1HW  | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | 6,189 sq.ft                 | Country Oven   | E19,000          | Manufacturing warehouse, appears to be in a moderate condition.  |
| Delta House, Wrigley Street, Oldham OL4 1SL   | B8 - Warehouse | Manufacturing | 1      | Pre50     | 0   | 14,671 sq.ft                | Delta Obstruction Lights   | E58,000          | Manufacturing warehouse, appears to be in a moderate condition.  |
| Wrigley Street, Greenacres, Oldham OL4 1HN  | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | Approximately 10,000 sq.ft. | Luwa   | N/A              | Office/ warehouse accommodation.   |
| Greenacres Road, Oldham OL4 2AB   | A1&A2          | Business      | 1      | 60-70     | 0   | 26,274 sq.ft                | Ripple Group   | E33,250          | Workshop & premises.   |
| 32 Greenacres Road, Oldham OL4 1HB  | B1 - Office    | Business      | 2      | N/A       | 0   | N/A                         | Ovi Brewing Company  | N/A              | Small two storey accommodation, appears to be residential conversion.                                    |
| Hill Street, Oldham OL4 2AG   | A1&A2          | Business      | 1      | 80-00     | 0   | 20,500 sq.ft                | B&M  | N/A              | Large retail accommodation.  |
| 2-50 Huddersfield Road, Oldham  | A1&A2          | Business      | 2      | Pre50     | 0   | 13,401 sq.ft                | Multiple small business occupiers                                  |                  | Terrace row of small retail Newsagents/ shops/ Takeaways.  |
| 3   | A3             |               |        |           |     |                             |  |                  |  |
| Forge Industrial Estate, Greenacres Road, Oldham OL4 1LE                            | B8 - Warehouse | Business      | 1      | 80-00     | 0   | 24,240 sq.ft                | Multiple small business occupiers                                  | E141,800         | Industrial estate.   |
| Hope Mill/Greenacres Road, Oldham OL4 2AB   | B1 - Mill      | Manufacturing | 1      | Pre50     | 0   | 11506 sq.ft                 | Armer Quality Components   | E18,000          | Mill building, manufacturing.  |
| Greenacres Road, Oldham OL4 2AB   | B1 - Mill      | Business      | 1      | Pre50     | 0   | 26,274 sq.ft                | Ripple Group Interior  | E33,250          | Mill building, retail.   |
| Works, Soho, Soho Street, Oldham OL4 2AD  | A1&A2          | Manufacturing | 2      | Pre50     | 0   | N/A                         | Echo Engineers   | N/A              | Small Pre 50 property.   |
| 20 Huddersfield Road, Oldham OL4 2AE  | A1&A2          | Business      | 2      | 60-70     | V   | N/A                         | N/A  | N/A              | Appears to be vacant, property situated on corner.   |
| 12 Greenacres Road, Oldham OL4 1HA  | A1&A3          | Business      | 2      | 70*80     | 0   | Approximately 13,000 sq.ft. | Polymetric Labels  | E3,750           | Warehouse accommodation, appears to be in a good condition.  |
| Dicson Street   | B8 - Warehouse | New Build     | 1      | New Build | V   | Approximately 10,000 sq.ft. | N/A  | N/A              | Appears to be new build warehouse accommodation.   |
| 107 Lees Road, Oldham OL4 1JW   | B1 - Mill      | Business      | 2      | Pre50     | V   | N/A                         | N/A  | N/A              | Old renovated property, appears to be vacant.  |
| Lees Road, Oldham OL4 1JW   | D1             | Business      | 2      | Pre50     | V   | N/A                         | N/A  | N/A              | Old renovated property, appears to be vacant.  |
| 87 Lees Road, Oldham OL4 1JW  | A1&A2          | Business      | 2      | Pre50     | 0   | 1,065                       | Late Night Pharmacy  | E10,750          | Terrace row of small retail properties.  |
| Bismark House, Bower Street, Oldham OL1 3XB   | B1 - Mill      | Manufacturing | 2      | Pre50     | 0   | 12,066 sq.ft                | Eco Exhibitions  | E30,750          | Renovated Mill.  |
| 1-90 The Acorn Centre, Barry Street, Oldham OL1 3NE                                 | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 94,937 sq.ft                | Multiple tenants   | N/A              | Collection of industrial warehouse premises.   |
| Adelaide Mill, Gould Street, Oldham OL1 3LL   | B1 - Mill      | Manufacturing | 3      | Pre50     | 0   | Approximately 24,000 sq.ft  | Direct Home Living   | N/A              | Mill and extended warehouse premises.  |
| Multi Abbey, Gould Street, Oldham, OL1 3LL  | B8 - Warehouse | Manufacturing | 1      | 60-70     | 0   | 16,716 sq.ft                | VAN & 4X4  | E43,000          | Motor repair workshop, appears to be in a moderate condition.  |
| Gould Street, Oldham  | B1 - Mill      | Manufacturing | 3      | Pre50     | V   | N/A                         | N/A  | N/A              | Large Mill, appears to be in disrepair and vacant.   |
| Gould Street, Oldham  | B8 - Warehouse | Manufacturing | 1      | 60-70     | V   | Approximately 19,300 sq.ft  | N/A  | N/A              | Warehouse accommodation, appears to be in a poor condition and vacant.                                   |
| Shaw Road, Oldham OL1 4AB   | B1 - Office    | Business      | 1      | 80-00     | V   | Approximately 12,500 sq.ft. | N/A  | N/A              | Red brick property, appears to be vacant.  |
| Shaw Road, Oldham OL1 4AB   | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 25,364 sq.ft                | Merinox Ltd  | N/A              | Warehouse manufacturing accommodation.   |
| Oldham Central Trading Park, Coulton Close, Oldham OL1 4EB                          | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 113,720 sq.ft               | Multiple occupiers   | E444,500 (Total) | Large warehouse accommodation, three individual warehouse properties within one site multiple occupiers. |
| 14, Pennant Street Industrial Estate, Pennant Street, Oldham OL1 3NP, EMERALD HOUSE | B1 - Mill      | Business      | 3      | Pre50     | 0   | 41,900 sq.ft                | Multiple occupiers   | E30,000          | Mill building, assumed some vacant space within the property.  |
| Pennant Street Industrial Estate, Pennant Street, Oldham, OL1 3NP                   | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 29,900 sq.ft (Total)        | Multiple occupiers   | N/A              | Warehouse industrial estate, divided into units.   |
| Bismark House, Bower Street, Oldham OL1 3XB   | B1 - Mill      | Manufacturing | 1      | Pre50     | 0   | 48,954 sq.ft                | The Tile Shop  | E67,750          | Renovated Mill.  |
| Barry Street, Oldham OL1 3NE  | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | Approximately 16,000 sq.ft  | GM Machinery Ltd   | N/A              | Manufacturing warehouse and premises.  |
| Daniel Street, Oldham OL1 3NS   | B8 - Warehouse | Manufacturing | 1      | 50-60     | 0   | 50,687 sq.ft                | Elite Lockers Ltd  | N/A              | Large manufacturing property.  |
| Innovative Business Park, Derker Street, Oldham OL1 4EQ                             | B1 - Digital   | Business      | 1      | 70-80     | 0   | 54,820 sq.ft                | Innovative technology  | E245,000         | Office accommodation and car park.   |
| Vulcan Business Park, Derker Street, Oldham OL1 4AS                                 | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | 100,287 sq.ft               | NPS UK   | E331,500 (Total) | Large manufacturing premises.  |
| Prince Of Wales Mill Unit E, Vulcan Street, Oldham, OL1 4ER                         | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 18,933 sq.ft                | NA   | E65,000          | Warehouse premises, industrial estate.   |
| 77 Ripponden Road, Oldham OL1 4EL   | B1 - Office    | Business      | 2      | New Build | 0   | 30,526 sq.ft                | Pepperl & Fuchs  | E192,000         | Office & Premises.   |
| Medlock Sawmills, Shaw Road, Oldham OL1 3LJ   | B8 - Warehouse | Construction  | 1      | 70-80     | 0   | 25,245 sq.ft                | Howarth Timber Supplies  | E48,500          | Building supplies, warehouse and external storage accommodation.   |
| Unit C3, Castlepark Industrial Estate, Bower Street, Oldham, OL1 3LN                | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 14,692 sq.ft                | T&C Motor Panels   | E51,000          | Warehouse accommodation.   |
| Unit A, Castlepark Industrial Estate, Bower Street, Oldham, OL1 3LN                 | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 18,417 sq.ft                | Composite Wood Company   | E56,000          | Warehouse accommodation.   |
| VACANT PROPERTIES   |                |               |        |           |     |                             |  |                  |  |
| Address   | Property Type  | Sector        | Floors | Age       | O/V | Size (sq.ft)                | Occupiers  | VOA              | General comments   |
| 1 Stampstone Street, Oldham OL1 3PW   | Land           | Construction  | N/A    | N/A       | 0   | Approximately 118,000 sq.ft | Cran & Plant Hire  | N/A              | Equipment storage area.  |
| Cromford Street, Oldham OL1 4AL   | Land           | Business      | N/A    | N/A       | 0   | Approximately 84,000 sq.ft  | Car park   | N/A              | Metrolink park & Ride.   |
| Properties Under 12,00 sq.ft  |                |               |        |           |     |                             |  |                  |  |
| 10 Gladstone Street, Oldham OL4 1AX   | B8 - Warehouse | Business      | 1      | 70-80     | 0   | 4,413 sq.ft                 | Datta  | E18,500          | Warehouse premises, occupied by meat suppliers.  |
| 43 Roundthorn Road, Oldham OL4 1BD  | B8 - Warehouse | Manufacturing | 2      | 70-80     | 0   | N/A                         | Security uPVC Windows Ltd  | N/A              | Window manufacturing workshop and premises.  |
| 81 Moorhey Street, Oldham OL4 1JE   | B8 - Warehouse | Manufacturing | 1      | 60-70     | 0   | Approximately 6,900 sq.ft   | B and G Auto-techs Ltd - BMW MINI VW AUDI Group, Mot Centre Oldham |                  | Car MOT garage, property appears to be in a moderate condition.  |
| Unit 8, Gladstone Business Park, Gladstone Street, Oldham OL4 1AX                   | B8 - Warehouse | Manufacturing | 1      | New Build | 0   | 5,435 sq.ft                 | Gandtrack Ltd  | E21,250          | Appears to be a new warehouse premises to the rear of B & G Auto-techs.                                  |
| Littlebank Street, Oldham OL4 1JA   | B1 - Office    | Business      | 1      | 50-60     | 0   | Approximately 9,400 sq.ft   | Allied Scaffolding Ltd   | N/A              | Office accommodation next to adjoining company warehouse.  |
| Moorhey Street, Oldham OL4 1JE  | B1 - Office    | Business      | 1      | 80-00     | 0   | Approximately 4,000 sq.ft   | Quinn Interiors  | N/A              | Small office premises, appears to be in a good condition.  |
| 5 Moorhey Street, Oldham OL4 1JE  | B1 - Office    | Business      | 2      | 80-01     | 0   | Approximately 2,200 sq.ft   | N/A  | N/A              | Small detached office premises. Appears to be occupied by an accountancy firm.                           |
| 6 Moorhey Street, Oldham OL4 1JE  | B1 - Office    | Business      | 1      | 80-00     | 0   | Approximately 1,100 sq.ft   | N/A  | N/A              | Small detached office premises, single storey.   |
| Prospect House, Shaw Road, Oldham OL1 3LQ   | A1&A2          | Business      | 3      | 50-60     | V   | Approximately 2,350 sq.ft   | N/A  | N/A              | appears to have recently been renovated office accommodation.  |
| Shaw Road, Oldham, Q1 3LQ   | B1 - Office    | Business      | 2      | 50-60     | 0   | Approximately 4,800 sq.ft   | New Image  | N/A              | Two storey property, appears to be in a moderate condition.  |
| Unit B (1), Castlepark Industrial Estate, Bower Street, Oldham, OL1 3LN             | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 10,268 sq.ft                | Edmunson Electrician   | E31,750          | Warehouse accommodation.   |
| Unit B (2), Castlepark Industrial Estate, Bower Street, Oldham, OL1 3LN             | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 3,379 sq.ft                 | Edmunson Electrician   | E14,250          | Warehouse accommodation.   |
| Unit C1, Castlepark Industrial Estate, Bower Street, Oldham, OL1 3LN                | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 5,478 sq.ft                 | N/A  | E23,000          | Warehouse accommodation.   |
| Unit C2, Castlepark Industrial Estate, Bower Street, Oldham, OL1 3LN                | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 5,392 sq.ft                 | N/A  | E19,750          | Warehouse accommodation.   |
| Unit C3, Castlepark Industrial Estate, Bower Street, Oldham, OL1 3LN                | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 14,692 sq.ft                | T&C Motor Panels   | E51,000          | Warehouse accommodation.   |
| Huddersfield Road, Oldham OL1 3LG   | A1&A2          | Business      | 1      | 80-00     | 0   | N/A                         | N/A  | E60,000          | Petrol filling station.  |
| Barry Street, Oldham OL1 3NG  | N/A            | N/A           | 1      | Pre50     | 0   | N/A                         | N/A  | N/A              | Church and land.   |
| Roker Industrial Estate, Bower Street, Oldham OL1 3LT                               | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 10,989 sq.ft                | Electric Metal Depositors  | E35,000          | Warehouse accommodation, appears to be in a good condition.  |
| Unit 4 Bismark House, Miles Street, Oldham, OL1 3XB                                 | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 4,187 sq.ft                 | N/A  | E11,250          | Warehouse accommodation.   |
| 14A Derker Street, Oldham OL1 3LZ   | A1&A2          | A4            | 2      | 50-60     | 0   | N/A                         | The wheatshaf  | N/A              | Public house, appears to be occupied.  |
| 20 Shaw Road, Oldham OL1 3LS  | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | Approximately 4,400 sq.ft   | Lifestyle Bathroom Creations Ltd                                   | N/A              | Bathroom showroom and warehouse accommodation.   |
| Shaw Road, Oldham OL1 3LS   | B8 - Warehouse | Business      | 1      | 80-00     | 0   | N/A                         | Motor Finance Group  | N/A              | Office and large car storage accommodation.  |
| 79-81 Huddersfield Road, Oldham OL1 3NQ   | A3             | Business      | 1      | New Build | 0   | 2,497 sq.ft                 | KFC  | E63,500          | New build.   |
| Temple Street, Oldham OL1 3NJ   | A1&A2          | Business      | 2      | Pre50     | 0   | 3,691 sq.ft                 | Druggit & Harding  | E13,850          | Office accommodation .   |
| Netball House, Pennant Street, Oldham OL1 3BS                                       | B8 - Warehouse | Business      | 1      | 80-00     | 0   | 2,647 sq.ft                 | Netball UK   | E9,400           | Netball academy .  |
| 990-0113 Huddersfield Road, Oldham, OL1 3NQ   | A1&A2          | Business      | 2      | Pre50     | 0   | 9,483 sq.ft                 | Multiple small business  | N/A              | Row of terrace shops.  |
| A3  |                |               |        |           |     |                             |  |                  |  |
| A4  |                |               |        |           |     |                             |  |                  |  |
| Lower House Street, Oldham OL1 3NN  | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | 6,210 sq.ft                 | GP Autos   | E27,450 (Total)  | Workshop & Premises.   |
| Lower House Street, Oldham OL1 3NN  | B8 - Warehouse | Construction  | 1      | 70-80     | 0   | 2,529 sq.ft                 | Bullen House Conversion  | N/A              | Warehouse accommodation, construction company current occupiers.   |
| Pennant Street, Oldham  | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 6,188 sq.ft                 | Lords  | N/A              | Workshop accommodation with car parking area to the front.   |
| Lower House Street, Oldham OL1 3NY  | B8 - Warehouse | Manufacturing | 1      | 80-00     | 0   | 7,696 sq.ft                 | Ambassador Textiles  | E20,000          | Workshop and premises appears to be in a good condition.   |
| 18-20 Miles Street, Oldham OL1 3NU  | B8 - Warehouse | Manufacturing | 1      | 50-60     | 0   | 3,702 sq.ft                 | Glue Guns Direct   | E15,250          | Workshop and premises appears to be in a good condition.   |
| Miles Street, Oldham OL1 3PJ  | B8 - Warehouse | Manufacturing | 1      | 50-60     | 0   | 5,963 sq.ft                 | Derker Metals Ltd  | E4,100           | Workshop and scrap yard.   |
| 56 Miles Street, Oldham OL1 3PJ   | B8 - Warehouse | Manufacturing | 1      | 60-70     | 0   | 1,399 sq.ft                 | R&D Motors   | E6,500           | Workshop and premises.   |
| 76-82 Miles Street, Oldham OL1 3PJ  | B8 - Warehouse | Manufacturing | 1      | 70-80     | 0   | N/A                         | Leesfield Developments   | N/A              | Workshop and yard.   |

|   |                |               |   |           |   |                            |   |         |  |
|---|----------------|---------------|---|-----------|---|----------------------------|---|---------|--|
| Lowerhouse Inn & Function Room, 116 Derker Street, Oldham OL1 3PG             | A4             | Business      | 1 | 50-60     | O | N/A                        | Lowerhouse Inn  | £5,125  | Function room.   |
| Vulcan Business Park/Derker Street, Oldham OL1 4AS                            | B8 - Warehouse | Manufacturing | 1 | 70-80     | O | 86,143 sq.ft               | Toolmakers Ltd  | N/A     | Warehouse accommodation, multiple occupiers.                         |
| 171 Huddersfield Road, Oldham OL1 3PA   | A1&A2          | Business      | 1 | 70-80     | O | N/A                        | Manor House Motors                                    | N/A     | Warehouse and shop premises.   |
| Units 4-5/White Swan Ind Est, Derker Street, Oldham OL1 3LY                   | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 3,209 sq.ft                | BMS Superfactors                                      | N/A     | Warehouse and shop premises.   |
| 151-157 Huddersfield Road, Oldham OL1 3PA                                     | B8 - Warehouse | Manufacturing | 1 | 70-80     | V | N/A                        | Derek Anthony Ltd - DAL - Welders & Steel Fabricators | N/A     | Warehouse accommodation, appears to be in a good condition.          |
| Unit 1 Mount Pleasant Business Centre OL4 1HU, Jackson Street, Oldham OL4 1HR | B1 - Office    | Business      | 2 | New Build | O | 8,395 sq.ft                | N/A   | N/A     | New build office premises with carpark.                              |
| Unit 3 Mount Pleasant Business Centre OL4 1HU, Jackson Street, Oldham OL4 1HR | B1 - Office    | Business      | 2 | New Build | O | 10,290 sq.ft               | N/A   | N/A     | New build office premises with carpark.                              |
| Unit 5 Mount Pleasant Business Centre OL4 1HU, Jackson Street, Oldham OL4 1HR | B1 - Office    | Business      | 2 | New Build | O | 11,754 sq.ft               | N/A   | N/A     | New build office premises with carpark.                              |
| Roundthorn Road, Oldham OL4 1YS   | B8 - Warehouse | Logistics     | 1 | 60-70     | O | Approximately 11,500 sq.ft | Venus Fashion   | N/A     | Workshop and premises, manufacturing/ distribution centre.           |
| Bankhill Industrial Estate, Bankhill Street, Oldham OL4 1HR                   | B8 - Warehouse | Construction  | 1 | 80-00     | O | Approximately 6,300 sq.ft  | Rose System Scaffolding                               | N/A     | Warehouse accommodation, appears to be in a good condition.          |
| Terrace Street, Oldham OL4 1HG  | B8 - Warehouse | Business      | 1 | 70-80     | O | 6,221 sq.ft                | Greenacres storage                                    | N/A     | Warehouse accommodation.   |
| Greenacres Road, Oldham OL4 3EG   | B1 - Office    | Manufacturing | 1 | 70-80     | O | 5,209 sq.ft                | Abc battery fitting station                           | N/A     | Office / warehouse accommodation.                                    |
| Unit 1 Delta House Wrigley Street, Oldham OL4 1SL                             | B8 - Warehouse | Construction  | 1 | 70-80     | O | 1,022 sq.ft                | Leyland Forest Building Services                      | £5,500  | Warehouse & external equipment storage accommodation.                |
| 57 Plane Street, Oldham OL4 2BX   | B8 - Warehouse | Manufacturing | 1 | 70-80     | O | 7,674 sq.ft                | Plush Group   | £20,750 | Warehouse, workshop and showroom premises.                           |
| 55 Plane Street, Oldham OL4 2BX   | B8 - Warehouse | Manufacturing | 1 | New Build | O | 6,264 sq.ft                | Infinity Dance  | £17,750 | New build accommodation, currently a dance studio.                   |
| Lucas Street, Huddersfield Rd, Oldham OL4 2BY                                 | A3             | Business      | 1 | New Build | O | 3,476 sq.ft                | McDonalds   | £88,000 | Purpose built McDonalds.   |
| 14 Huddersfield Road, Oldham  | A1&A2          | Business      | 1 | 80-00     | O | 5,963 sq.ft                | Autos North West                                      | £15,500 | Car display land and premises.                                       |
| 34 Huddersfield Road, Oldham OL4 2AE  | A1&A2          | Business      | 2 | 60-70     | O | 1,786 sq.ft                | Everlasting Memorials                                 | £10,500 | Newly renovated property.  |
| Martyn House, 14 Huddersfield Road, Oldham OL4 2AE                            | B1 - Office    | Business      | 2 | New Build | O | N/A                        | Townfield Motors                                      | N/A     | New build car sales premises with external storage.                  |
| 16 Greenacres Road, Oldham OL4 1HA  | A1&A2          | Business      | 2 | Pre50     | O | 7,652 sq.ft                | Clarksfield Carpets                                   | £11,050 | Old property, retail use.  |
| 71-85 Lees Rd Oldham OL4 1JW  | A1&A3          | Business      | 2 | Pre50     | O | 9,472 sq.ft                | Multiple small business occupiers                     | N/A     | Terrace row, small retail units. Large parking area to the rear.     |
| Townfield House, Townfield Street, Oldham OL4 1HE                             | B1 - Office    | Construction  | 2 | 50-60     | O | 2,335 sq.ft                | Ashworth electrical services                          | £12,000 | Office accommodation, appears to be in a good condition.             |
| Cross Street, Oldham OL4 1HD  | B8 - Warehouse | Business      | 1 | 60-70     | O | 2,976 sq.ft                | Knockout tyres  | N/A     | Warehouse accommodation, occupied by a sports combat business.       |
| Signum House, Terrace Street, Oldham OL4 1HG                                  | B1 - Office    | Manufacturing | 2 | New Build | O | N/A                        | Gr labels   | N/A     | Office / warehouse accommodation. Appears to be in a good condition. |
| Cross Street, Oldham OL4 1HD  | B1 - Office    | Business      | 2 | 70-80     | O | N/A                        | County Care and Van rental                            | N/A     | Small office accommodation with car storage area to the rear.        |
| Cross Street, Oldham OL4 1HD  | B1 - Office    | Business      | 2 | 70-80     | O | N/A                        | AC Tyres  | N/A     | Office accommodation, appears to be in a moderate condition.         |
| 2-6 Huddersfield Road, Oldham OL4 2AE   | A1&A2          | Business      | 2 | 60-70     | O | 2,411 sq.ft                | MillerCare  | £11,500 | Office premises, appears to be in a good condition.                  |
| 99 Lees Road, Oldham OL4 1JW  | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 6,480 sq.ft                | HSS Hire  | £37,000 | Warehouse accommodation to the rear, car garage fronting the road.   |
| Dickinson Street, Oldham OL4 1HD  | B1 - Office    | Business      | 2 | 70-80     | O | 2,303 sq.ft                | Edward Ian  | £6,500  | Office and workshop premises.  |
| 1 Stampstone Street, Oldham OL1 3PW   | B8 - Warehouse | Construction  | 1 | 70-80     | O | 6,985 sq.ft                | Cran & Plant Hire                                     | £33,750 | Office accommodation with large area yard.                           |
| Barry Street, Oldham OL1 3NE  | B8 - Warehouse | Manufacturing | 1 | 70-80     | O | Approximately 9,600 sq.ft  | Discounted Plastics                                   | N/A     | Manufacturing warehouse and premises.                                |
| 117 Huddersfield Road, Oldham OL1 3NY   | B8 - Warehouse | Manufacturing | 1 | 50-60     | O | 4,703 sq.ft                | U demand we supply                                    | £20,500 | Manufacturing warehouse and premises.                                |
| 151-157 Huddersfield Rd, Oldham OL1 3PA                                       | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | Approximately 5,300 sq.ft  | BMS Superfactors                                      | N/A     | Workshop and premises.   |
| Prince Of Wales Mill Unit E, Vulcan Street, Oldham, OL1 4ER                   | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 5,177 sq.ft                | Parkin Fabrics Ltd                                    | £20,500 | Warehouse premises, industrial estate.                               |
| Prince Of Wales Mill Unit E, Vulcan Street, Oldham, OL1 4ER                   | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 4,553 sq.ft                | N/A   | £17,250 | Warehouse premises, industrial estate.                               |
| Prince Of Wales Mill Unit E, Vulcan Street, Oldham, OL1 4ER                   | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 6,253 sq.ft                | N/A   | £16,750 | Warehouse premises, industrial estate.                               |
| Prince Of Wales Mill Unit E, Vulcan Street, Oldham, OL1 4ER                   | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 17,211 sq.ft               | TP Matrix   | £50,500 | Warehouse premises, industrial estate.                               |
| Prince Of Wales Mill Unit E, Vulcan Street, Oldham, OL1 4ER                   | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 4,617 sq.ft                | N/A   | £19,000 | Warehouse premises, industrial estate.                               |
| Prince Of Wales Mill Unit E, Vulcan Street, Oldham, OL1 4ER                   | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 6,200 sq.ft                | NA  | £24,750 | Warehouse premises, industrial estate.                               |

### Results Table

| Property Type                             | Count | Percentage |
|---|-------|------------|
| B1 - Mill                                 | 2     | 2%         |
| B1 - Office                               | 24    | 20%        |
| B8 - Warehouse                            | 70    | 59%        |
| A1 & A2 - Shops                           | 14    | 12%        |
| A3 - Restaurant/Café                      | 3     | 3%         |
| A4 - Pubs/Bars                            | 2     | 2%         |
| A5 - Takeaways                            | 0     | 0%         |
| Land                                      | 2     | 2%         |
| C1 - Hotel                                | 0     | 0%         |
| D1 - Health Centre, Crèche, Day Nurseries | 1     | 1%         |

| Use                                | Count | Percentage |
|------------------------------------|-------|------------|
| Construction                       | 10    | 8%         |
| Health & Social Care               | 0     | 0%         |
| Digital Industries                 | 0     | 0%         |
| Business and Professional Services | 52    | 40%        |
| Manufacturing Sub-Sectors          | 67    | 51%        |
| Logistics                          | 2     | 2%         |

| Floors | Count | Percentage |
|--------|-------|------------|
| 1      | 89    | 68%        |
| 2      | 38    | 29%        |
| 3      | 4     | 3%         |
| 4      | 0     | 0%         |
| 5      | 0     | 0%         |
| 6+     | 0     | 0%         |

| Age       | Count | Percentage |
|-----------|-------|------------|
| Pre- War  | 18    | 15%        |
| 1950-60s  | 11    | 9%         |
| 1960-70s  | 10    | 8%         |
| 1970-80s  | 32    | 26%        |
| 1980-2000 | 39    | 31%        |
| New Build | 14    | 11%        |

| Occupancy | Count | Percentage  |
|-----------|-------|-------------|
| Occupied  | 57    | 0.876923077 |
| Vacant    | 8     | 0.123076923 |



|  |                |               |   |           |   |                            |                            |         |   |
|--|----------------|---------------|---|-----------|---|----------------------------|----------------------------|---------|---|
| Marle House Oldham Broadway Business Park, Broadgate, Chadderton, Oldham OL9 9XA                   | B1 - Office    | Business      | 2 | New Build | O | 4,660 sq.ft                | Future Directions          | £47,250 | Office accommodation.                         |
| 21 Broadgate, Oldham   | B1 - Office    | Business      | 2 | 80-00     | O | 4,025 sq.ft                | Ansa Elevations            | £73,000 | Office accommodation.                         |
| Oldham Broadway Business Park, Canada House, Unit 3C, Broadgate, Chadderton, Oldham OL9 9XA        | B1 - Office    | Digital       | 2 | 80-00     | O | 4,294 sq.ft                | N/A                        | £40,750 | Office accommodation.                         |
| 9 Broadgate, Chadderton, Oldham OL9 9XA  | B1 - Office    | Business      | 1 | New Build | O | Approximately 11,170 sq.ft | Madeleine Ltd              | N/A     | Office accommodation.                         |
| Oldham Broadway Business Park, Howarth Court, Gateway Crescent, Chadderton, Oldham OL9 9XB         | B1 - Office    | Digital       | 3 | New Build | O | N/A                        | S G Gaming                 | N/A     | New build office accommodation.               |
| Oldham Broadway Business Park, Howarth Court, Gateway Crescent, Chadderton, Oldham OL9 9XB         | B1 - Office    | Business      | 2 | New Build | O | N/A                        | PMD Business Finance       | N/A     | New build office accommodation.               |
| Oldham Broadway Business Park, Howarth Court, Gateway Crescent, Chadderton, Oldham OL9 9XB         | B1 - Office    | Business      | 2 | New Build | O | N/A                        | NJC Europe                 | N/A     | New build office accommodation.               |
| Oldham Broadway Business Park, Howarth Court, Gateway Crescent, Chadderton, Oldham OL9 9XB         | B1 - Office    | Business      | 2 | New Build | O | N/A                        | Ika International          | N/A     | New build office accommodation.               |
| Oldham Broadway Business Park, Howarth Court, Gateway Crescent, Chadderton, Oldham OL9 9XB         | B1 - Office    | Business      | 3 | New Build | O | N/A                        | N/A                        | N/A     | New build office accommodation.               |
| Oldham Broadway Business Park, Howarth Court, Gateway Crescent, Chadderton, Oldham OL9 9XB         | B1 - Office    | Business      | 3 | New Build | O | N/A                        | Tailored Fire and Security | N/A     | New build office accommodation.               |
| Broadway, Chadderton, Oldham OL9 8AU   | A4             | Business      | 2 | 80-00     | O | N/A                        | Boat & Horses              | £147,50 | New build office accommodation.               |
| 432 Broadway, Chadderton, Oldham OL9 8AU   | C1             | Business      | 3 | 80-00     | O | N/A                        | Travel Lodge               | £55,000 | Travel lodge hotel.                           |
| Chadderton, Oldham OL9 9QH   | B1 - Office    | Business      | 1 | 80-00     | O | 5,22 sq.ft                 | Yellow Grid                | N/A     | Small office premises with car park.          |
| Jardine Way, Chadderton, Oldham OL9 9QL  | A3             | Business      | 1 | 80-00     | O | 3,084 sq.ft                | McDonalds                  | £89,000 | McDonalds restaurant premises.                |
| District, England, 3 Jardine Way, Chadderton, Oldham OL9 9QL                                       | A3             | Business      | 2 | 80-00     | O | 31,86 sq.ft                | Indish                     | £30,500 | Large restaurant premises.                    |
| Unit 2, Whitegate Business Centre, Chadderton, Oldham OL9 9JT                                      | B1 - Office    | Digital       | 2 | New Build | O | 2,002 sq.ft                | ABCA Systems               | £14,050 | New build office accommodation.               |
| 13a Gateway Crescent Broadway Business Park, Chadderton, Oldham OL9 9XB                            | B8 - Warehouse | Manufacturing | 1 | New Build | O | 10,200 sq.ft               | Body Kind                  | N/A     | New build office and warehouse accommodation. |
| Unit B Broadway Business Park, Presentation House Broadgate, Broadgate, Chadderton, Oldham OL9 0JA | B8 - Warehouse | Manufacturing | 1 | New Build | O | 9,709 sq.ft                | Online 4 baby              | £48,500 | Warehouse accommodation.                      |
| Unit C, Broadgate, Chadderton, Oldham OL9 9XA  | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 9,757 sq.ft                | Lynton Refrigeration       | N/A     | Warehouse accommodation.                      |
| 4 Moston Rd, Middleton, Manchester M24 1SE   | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | Approximately 5,100 sq.ft  | A1 Vehicle service         | N/A     | Workshop and yard.                            |
| Middleton, Manchester M24 1SW  | B8 - Warehouse | Manufacturing | 2 | 80-00     | O | Approximately 9,000 sq.ft  | Chine Shop                 | N/A     | Supermarket.                                  |
| Unit 18 Oldham Broadway Business Park, Broadgate, Chadderton, Oldham OL9 0JA                       | B8 - Warehouse | Manufacturing | 1 | 80-00     | O | 4,671 sq.ft                | Brian Prescott             | £46,750 | Warehouse accommodation.                      |
| Broadgate, Chadderton, Oldham OL9 0JA  | B1 - Office    | Business      | 1 | 80-00     | O | 8,400 sq.ft                | Ivars Trade                | N/A     | Office and small warehouse.                   |
| Broadgate, Chadderton, Oldham OL9 0JA  | B1 - Office    | Business      | 2 | 80-00     | O | 8,378 sq.ft                | Trouvay & Cauvin Ltd       | N/A     | Office and small warehouse.                   |
| Unit 23 Oldham Broadway Business Park, Chadderton, Chadderton, Oldham OL9 9XA                      | B1 - Office    | Business      | 3 | New Build | O | Approximately 11,200 sq.ft | Lewis Facilities           | N/A     | Office accommodation.                         |
| Stanley House, Oldham Broadway Business Park, 9 Broadgate, Chadderton, Oldham OL9 9XA              | B1 - Office    | Logistics     | 2 | 80-00     | O | Approximately 2,669 sq.ft  | Swans travel               | N/A     | Office and large external space.              |
| 3, 5, 7 Whitegate Business Centre, Jardine Way, Chadderton, Oldham OL9 9QL                         | B1 - Office    | Digital       | 2 | New Build | O | Approximately 8,428 sq.ft  | Buchi Ltd                  | £57,250 | New build office accommodation.               |

## Results Table

|                                    |   |                |              |             |
|------------------------------------|---|----------------|--------------|-------------|
| <b>Property Type</b>               | B1 - Mill                                 | B1 - Mill      | 2            | 3%          |
|                                    | B1 - Office                               | B1 - Office    | 18           | 27%         |
|                                    | B8 - Warehouse                            | B8 - Warehouse | 41           | 62%         |
|                                    | A1 & A2 - Shops                           | A1&A2          | 1            | 2%          |
|                                    | A3 - Restaurant/Café                      | A3             | 2            | 3%          |
|                                    | A4 - Pubs/Bars                            | A4             | 1            | 2%          |
|                                    | A5 - Takeaways                            | A5             | 0            | 0%          |
|                                    | Land                                      | Land           | 0            | 0%          |
|                                    | C1 - Hotel                                | C1             | 1            | 2%          |
|                                    | D1 - Health Centre, Crèche, Day Nurseries | D1             | 0            | 0%          |
|                                    | <b>Use</b>                                | Construction   | Construction | 1           |
| Health & Social Care               |   | Health         | 0            | 0%          |
| Digital Industries                 |   | Digital        | 10           | 14%         |
| Business and Professional Services |   | Business       | 22           | 30%         |
| Manufacturing Sub-Sectors          |   | Manufacturing  | 36           | 49%         |
| Logistics                          |   | Logistics      | 5            | 7%          |
| <b>Floors</b>                      | 1   | 1              | 49           | 64%         |
|                                    | 2   | 2              | 22           | 29%         |
|                                    | 3   | 3              | 5            | 6%          |
|                                    | 4   | 4              | 1            | 1%          |
|                                    | 5   | 5              | 0            | 0%          |
|                                    | 6+  | 6+             | 0            | 0%          |
| <b>Age</b>                         | Pre- War                                  | Pre50          | 2            | 3%          |
|                                    | 1950-60s                                  | 50-60          | 1            | 1%          |
|                                    | 1960-70s                                  | 60-70          | 1            | 1%          |
|                                    | 1970-80s                                  | 70-80          | 1            | 1%          |
|                                    | 1980-2000                                 | 80-00          | 44           | 62%         |
|                                    | New Build                                 | New Build      | 22           | 31%         |
| <b>Occupancy</b>                   | Occupied                                  |                | 56           | 0.933333333 |
|                                    | Vacant                                    |                | 4            | 0.066666667 |

## Site Property Information Table - Chadderton Technology Park

| OCCUPIED PROPERTIES          | Address  | Property Type  | Sector        | Floors | Age       | O/V | Size (sq.ft)                | Occupiers  | VOA              | General comments   |
|------------------------------|--|----------------|---------------|--------|-----------|-----|-----------------------------|--|------------------|--|
|                              | 1 Manchester Road, Oldham OL8 4AU  | B8 - Warehouse | Business      | 1      | 80-00     | O   | 90,761 sq.ft                | OMC Motor Group  | £252,500         | Currently utilised as car show rooms. The buildings appear to be in a good condition.  |
|                              | 1 Manchester Road, Oldham OL8 4AU  | A1&A2          | Business      | 2      | 50-60     | V   | N/A                         | N/A  | N/A              | Redbrick buildings at the rear facing Bright Street appear to be unoccupied, run down and in a poor condition. Parking area in the courtyard created by the two properties on site.        |
|                              | Coppice Industrial Estate  | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 21,161 sq.ft (Total)        | Multiple, small business occupiers   | £102,600 (Total) | Small industrial estate comprising three warehouse units, divided into individual units. The premises appear to be in a fairly good condition. Purpose built for small business occupiers. |
|                              | Manchester Street, Oldham OL8 4AS  | C1             |               | 2      | 80-00     | O   | 33,583 sq.ft                | 247 Hotel.com  | £87,000          | Purpose built hotel property, currently occupied by 247 Hotel.com. Property appears to be in a good condition. Site includes a car park.   |
|                              | Prospect House, Oldham OL9 6HT   | B1 - Office    | Business      | 3      | New Build | O   | 45,994 sq.ft                | Dct Developments/ Engineering  | £23,8750 (Total) | Large modern office premises with large parking area.  |
|                              | Westwood Business Centre   | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | Approximately 21,000 sq.ft  | PTS, Printo, Partco, Crash Crane Centre  | N/A              | Industrial premises, appears to be in a good condition.  |
|                              | Betta Living Factory Clearance Store, Charles Street, Oldham OL9 7AH                                 | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | N/A                         | Betta Living   | N/A              | Appears vacant on google street view.  |
|                              | Lavenham Business Centre, Parsons Street, Oldham OL9 7AN   | B1 - Mill      | Manufacturing | 3      | Pre50     | O   | 42,726 sq.ft                | All things interior  | N/A              | Mill building.   |
|                              | Booth House, Featherstall Road South, Oldham OL9 6HS   | B1 - Mill      | Manufacturing | 1      | Pre50     | O   | Approximately 22,000 sq.ft  | SK Motors  | N/A              | Pre-war building. Appears to be utilised as office premises. Car park to the rear.   |
|                              | Suthers Street, Oldham OL9 7TQ   | B1 - Mill      | Manufacturing | 1      | Pre50     | O   | 43,454 sq.ft                | Japs Auto Spares Oldham LTD  | N/A              | Appears to be a mill building now utilised for car tyre manufacturing purposes.  |
|                              | Dean House, Suthers Street, Oldham OL9 7TH   | B8 - Warehouse | Manufacturing | 1      | 80-00     | V   | Approximately 38,500 sq.ft  | Betta Living, kitchens and bathrooms (Last occupiers)  | N/A              | Manufacturing warehouse, appears to be in a moderate condition. Parking area to the rear.  |
|                              | Larch Street, Greater Manchester, Oldham OL8 1TA   | A1&A2          | Business      | 1      | 80-00     | O   | Approximately 28,500 sq.ft. | Wickes   | N/A              | Large retail accommodation. Large car park at the front of the site.   |
|                              | West Point Industrial Estate, Hargreaves Street, Oldham, OL9 9ND                                     | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 17,728 sq.ft                | R. Tindall   | £47,750          | Two separate buildings and yard. Appear to be in a good condition.   |
|                              | Hargreaves Street, Oldham OL9 9ND  | B8 - Warehouse | Manufacturing | 1      | 60-70     | O   | Approximately 15,000 sq.ft  | Panda Home and Leisure   | N/A              | Warehouse accommodation. Appears to be in a good condition.  |
|                              | Oldham MBT, Arkwright Street, Oldham OL9 9LZ   | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | Approximately 60,000 sq.ft  | Viridor Transfer Station   | N/A              | Large warehouse accommodation and external area, currently utilised for waste disposal purposes.   |
|                              | Westwood Industrial Estate, Arkwright Street, Oldham OL9 9LZ   | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | Approximately 230,000 sq.ft | Monarch Metals, Dome Football, Wilds of Oldham   | N/A              | Large warehouse accommodation. Multi-use.  |
| VACANT PROPERTIES            | Address  | OL8 1LB        |               |        |           |     | Size (sq.ft)                | Occupiers  | VOA              | General comments   |
| LAND AVAILABILITY            | Address  |                |               |        |           |     | Size (sq.ft)                | Occupiers  | VOA              | General comments   |
|                              | Hargreaves Street, Off Arkwright St, Oldham OL9 9ND  |                |               |        |           |     | 18,700 sq.ft                | Stratta Waste  |                  | Land   |
| Properties Under 12,00 sq.ft | Address  |                |               |        |           |     |                             |  |                  |  |
|                              | 289 Manchester Street, Oldham OL8 1SY  | A1&A2          | Business      | 1      | 80-00     | O   | 1,141 sq.ft                 | Shell Garage   | N/A              | Petrol filling station.  |
|                              | 1 Larch Street, Oldham OL8 1BX   | A1&A2          | Business      | 1      | New Build | O   | 6,490 sq.ft                 | Domestic Appliances  | £57,500          | Modern retail unit front facing Manchester Street. Car park included on site.  |
|                              | Green Street Oldham OL8 1TA  | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | GF - 1,808 sq.ft            | Oldham Tyres   | N/A              | Vehicle repair workshop, purpose built.  |
|                              | Unit 4, Fivefold Industrial Park, Vale Drive, Oldham OL9 6TP   | A1&A1          | Business      | 1      | New Build | O   | 2,562 sq.ft                 | MLS Kitchens North Manchester Buildings.   | £12,700          | Modern retail/ showroom unit. Two separate occupiers.  |
|                              | UNIT 1-2 Five Fold Industrial Park, Oldham OL9 6TP   | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | 5,005 sq.ft                 | Aria Cash and Carry LTD  | £21,000          | Industrial unit, appears to be in a moderate condition.  |
|                              | 233 Manchester Street, Oldham OL9 6TP  | B1 - Office    | Business      | 1      | 80-00     | O   | N/A                         | OMC Transit Centre   | N/A              | Ford Transit centre. Modern showroom/ office premises with gated car park to the front and rear.   |
|                              | Alexander House  | B1 - Office    | Business      | 2      | 60-70     | V   | N/A                         | Vacant   | N/A              | Possibly ex college, the property appears to be currently vacant. Appears slightly run down and in a moderate condition.   |
|                              | Manchester Street Veterinary Surgery   | B1 - Office    | Business      | 1      | 60-70     | O   | 1,980 sq.ft                 | Manchester Veterinary  | £16,500          | Single story, veterinary premises.   |
|                              | 270 Manchester Street, Oldham OL9 6HB  | B1 - Office    | Business      | 2      | 50-60     | O   | 2,260 sq.ft                 | DM Tyres, Sweet Obsession (270), Old Mother Hubbards (270), Simply Fresh, Home Appliances, Taxi office, The friendship inn | £23,000          | Group/ Cluster of properties. All small retail premises.   |
|                              | 9, Westwood Business Centre, Featherstall Road South, Chadderton OL9 6HN                             | B8 - Warehouse | Logistics     | 1      | 80-00     | O   | 7,334.5 sq.ft               | H & B Logistics  | £30,000          | Industrial Unit with external area. Appears to be in moderate condition.   |
|                              | Featherstall Road South Westwood Business Centre, Chadderton OL9 6HN                                 | A3             | Business      | 2      | 80-00     | O   | 3,164 sq.ft                 | Million Indian Restaurant  | £17,750          | Restaurant premises, appears to be in a moderate condition.  |
|                              | Virgin Media Inc Pdsi 127 Unit 8, Westwood Business Centre, Featherstall Road North, Oldham, OL9 6HN | B1 - Office    | Digital       | 2      | 80-00     | O   | 6,000 sq.ft                 | Virgin Media   | N/A              | Modern business premises.  |
|                              | Featherstall Road South, Oldham OL9 6HL  | A1 & A2        | Business      | 1      | 70-80     | O   | 10,430 sq.ft                | The Eastern Pavilion   | £27,500          | Converted wedding venue.   |
|                              | Unit 2, West Point Industrial Estate, Graphic House, Hargreaves Street, Oldham OL9 9ND               | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 6,124 sq.ft                 | Printright   | £18,000          | Warehouse accommodation. Appears to be in a good condition.  |
|                              | Arkwright Street, Chadderton, Oldham OL9 9ND   | B8 - Warehouse | Manufacturing | 1      | 70-80     | O   | Approximately 5,431 sq.ft   | Saltys garage  | N/A              | Warehouse accommodation. Appears to be in a good condition.  |
|                              | Unit 2 Walker Street, Oldham OL8 1SX   | B8 - Warehouse | Manufacturing | 1      | 80-00     | O   | 2,443 sq.ft                 | Pro Fit Tyres  | £10,750          | Car garage workshop. Car park to the rear of the property. Property appears to be in a good condition.   |
|                              | Virgin Media Inc Pdsi 127 Unit 8, Westwood Business Centre, Featherstall Road North, Oldham, OL9 6HN | B1 - Office    | Business      | 1      | New Build | O   | 6,000 sq.ft                 | Virgin Media   | N/A              | Modern business premises.  |

## Results Table

|                                    |   |                      |              |     |    |
|------------------------------------|---|----------------------|--------------|-----|----|
| <b>Property Type</b>               | B1 - Mill                                 | B1 - Mill            | 3            | 11% |    |
|                                    | B1 - Office                               | B1 - Office          | 12           | 21% |    |
|                                    | B8 - Warehouse                            | B8 - Warehouse       | 38           | 54% |    |
|                                    | A1 & A2 - Shops                           | A1&A2                | 7            | 11% |    |
|                                    | A3 - Restaurant/Café                      | A3                   | 1            | 4%  |    |
|                                    | A4 - Pubs/Bars                            | A4                   | 3            | 0%  |    |
|                                    | A5 - Takeaways                            | A5                   | 0            | 0%  |    |
|                                    | Land                                      | Land                 | 1            | 0%  |    |
|                                    | C1 - Hotel                                | C1                   | 1            | 0%  |    |
|                                    | D1 - Health Centre, Crèche, Day Nurseries | D1                   | 1            | 0%  |    |
|                                    | <b>Use</b>                                | Construction         | Construction | 7   | 0% |
|                                    |   | Health & Social Care | Health       | 1   | 0% |
| Digital Industries                 |   | Digital              | 2            | 3%  |    |
| Business and Professional Services |   | Business             | 20           | 43% |    |
|                                    |   |                      |              |     |    |

|                  |                           |               |    |     |
|------------------|---------------------------|---------------|----|-----|
|                  | Manufacturing Sub-Sectors | Manufacturing | 34 | 53% |
|                  | Logistics                 | Logistics     | 3  | 0%  |
| <b>Floors</b>    | 1                         | 1             | 49 | 75% |
|                  | 2                         | 2             | 16 | 19% |
|                  | 3                         | 3             | 2  | 6%  |
|                  | 4                         | 4             | 0  | 0%  |
|                  | 5                         | 5             | 0  | 0%  |
|                  | 6+                        | 6+            | 0  | 0%  |
| <b>Age</b>       | Pre- War                  | Pre50         | 3  | 12% |
|                  | 1950-60s                  | 50-60         | 7  | 8%  |
|                  | 1960-70s                  | 60-70         | 13 | 12% |
|                  | 1970-80s                  | 70-80         | 15 | 16% |
|                  | 1980-2000                 | 80-00         | 24 | 44% |
|                  | New Build                 | New Build     | 5  | 8%  |
| <b>Occupancy</b> | Occupied                  |               | 60 | 88% |
|                  | Vacant                    |               | 7  | 12% |



## **APPENDIX 6**

### **SECTOR METHODOLOGY**

The following provides a summary of the key sector requirements.

**Construction:**

|                               |   |
|-------------------------------|---|
| <i>Accessibility</i>          | Road network, materials and suppliers   |
| <i>Internal Environment</i>   | Modern office or industrial accommodation with self-contained external area for either staff parking or works |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment  |
| <i>Local Opportunities</i>    | Active local property market/ demand  |
| <i>Constraints</i>            | No obvious constraints for proposed use   |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use  |

**Health and social care:**

|                               |  |
|-------------------------------|--|
| <i>Accessibility</i>          | Employees, users and public transport                |
| <i>Internal Environment</i>   | Modern office  |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment |
| <i>Local Opportunities</i>    | Active local property market/ demand                 |
| <i>Constraints</i>            | No obvious constraints for proposed use.             |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use           |

**Digital industries:**

|                               |   |
|-------------------------------|---|
| <i>Accessibility</i>          | Employees and public transport  |
| <i>Internal Environment</i>   | Modern office – range of sizes and shared space   |
| <i>External Environment</i>   | Availability of services and support sectors. Complementary surrounding uses and suitable environment |
| <i>Local Opportunities</i>    | Active local property market/ demand  |
| <i>Constraints</i>            | No obvious constraints for proposed use   |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use.   |

**Business and professional services:**

|                               |  |
|-------------------------------|--|
| <i>Accessibility</i>          | Employees and public transport   |
| <i>Internal Environment</i>   | Modern office – range of sizes and shared space                        |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment, support services |
| <i>Local Opportunities</i>    | Active local property market/ demand                                   |
| <i>Constraints</i>            | No obvious constraints for proposed use.                               |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use.                            |

**Manufacturing sub-sectors:**

|                               |   |
|-------------------------------|---|
| <i>Accessibility</i>          | Employees and road network  |
| <i>Internal Environment</i>   | Modern industrial and advanced manufacturing accommodation – range of sizes |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment, support services      |
| <i>Local Opportunities</i>    | Active local property market/ demand  |
| <i>Constraints</i>            | No obvious constraints for proposed use                                     |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use                                  |

**Logistics:**

|                               |  |
|-------------------------------|--|
| <i>Accessibility</i>          | Road network   |
| <i>Internal Environment</i>   | Modern premises – site availability                                    |
| <i>External Environment</i>   | Compatible surrounding uses and suitable environment, support services |
| <i>Local Opportunities</i>    | Active local property market/ demand                                   |
| <i>Constraints</i>            | No obvious constraints for proposed use                                |
| <i>Occupational Viability</i> | Likely to be suitable for the proposed use                             |