

Report to CABINET

Sale of Land at Rosary Road, Fitton Hill (Medlock Vale)

Portfolio Holder: Councillor Arooj Shah – Leader and Cabinet Member for Growth

Officer Contact: Emma Barton – Executive Director (Place)

Report Author: Ben Hill – Housing Delivery Team Leader
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Reason for Decision

To approve the sale of a small area of land to the Vistry Partnership to enable them to provide access to a 72 home residential development that obtained Detailed Planning Permission (**FUL/354869/25**) in December 2025.

Recommendations

To approve the freehold disposal of a strip of land (shown red in Appendix A) at Rosary Road, Fitton Hill to the adjoining landowner – Vistry Partnership.

Sale of land at Rosary Road, Fitton Hill

1 Background

- 1.1 Following the selection process for a developer partner for vacant land at Fitton Hill, Cabinet approved the selection of Countryside Properties UK in March 2020. This included the former CPD / Marland Primary School site located on Rosary Road.
- 1.2 As part of this disposal, a thin strip of land was retained by the Council (shown red at Appendix A) as it provided access to a privately owned field that was allocated as suitable for development under the Places for Everyone (PfE) Policy.
- 1.3 Countryside obtained Planning Permission (**FUL/347540/21**) for 365 dwellings across two parcels of land together with other associated works including the laying out of road and footways, car parking, other infrastructure, public open space, footpaths and landscaping. This included 70 homes on the former CPD/Marland School site located off Rosary Road (also known as Parcel A). This development is under construction.
- 1.4 Countryside Properties UK merged with the Vistry Partnership in 2022.
- 1.5 Vistry Partnership purchased the PfE site and obtained detailed Planning (**FUL/354869/25**) permission for 72 homes in December 2025. The scheme layout can be seen at Appendix B and includes a residential development with associated access, parking, amenity spaces and landscaping. The scheme is 100% affordable with a high number of Social Rent homes.
- 1.6 Both development sites (Ful/347540/21 and Ful/354869/25) are owned by the Vistry Partnership with the access point between them owned by the Council.

2 Current Position

- 2.1 Under the Council's Land and Property Protocols, a directed disposal to an adjoining landowner is permitted providing an independent valuation of the land is obtained. The Council and Vistry Partnership appointed Roger Hannah to provide this assessment.
- 2.2 The valuation has been accepted by both parties (subject to Council Approval). The costs for the Valuation will be met in full by Vistry.

3 Options/Alternatives

- 3.1 Do not dispose of the land – this option would mean that Vistry would be unable to develop the site and the Council would not benefit from 72 affordable homes being built. The Council will also forgo a capital receipt.
- 3.2 Dispose of the land – The Council would have full nomination rights for the affordable homes which would be let to those in need from Oldham's Housing Register. The new homes will also help meet our PfE Housing Targets.

4 Preferred Option

- 4.1 Disposing of the land to Vistry (3.2) is the preferred option given the benefits of a capital receipt and ne affordable housing.

5 Consultation

5.1 This report will be shared with the Corporate Property Board.

6 **Financial Implications**

6.1 Covered in the PART B Report.

(James Postle)

7 **Legal Implications**

7.1 By virtue of Section 123 of the Local Government Act 1972 the Council has statutory powers of disposal of land.

7.2 On a disposal of land under Section 123 the Council is under a statutory obligation to obtain the open market value of the interest and best consideration that can reasonably be obtained unless the consent of the Secretary of State is obtained, or an exemption applies. Generally, best consideration will be achieved by offering the land for sale subject to open competition. In cases where land has not been exposed to the open market it is considered prudent for an independent surveyor's valuation to be obtained and/or other appropriate market testing. Due to the nature and location of this piece of land, the obligation to obtain best value has been satisfied by the steps taken as referred to above and the report author has confirmed that best value has been achieved.

7.3 It is recommended that the terms for disposal include any additional matters suggested by the legal officer acting for the Council which are in the Council's best interests

7.4 The report author has confirmed that the provisions of the Council's Land and Property Protocol have been complied with

(Rebecca Boyle - Corporate Group Solicitor).

8. **Procurement Implications**

8.1 None as this report relates to the sale of land.

(Sandeed Kapoor – Senior Category Manager)

9 **Equality Impact, including implications for Children and Young People**

9.1 No

10 **Key Decision**

10.1 Yes

11 **Key Decision Reference**

11.1 RBO-02-26

12 **Background Papers**

12.1 None

13 **Appendices**

13.1 Appendix A – Plan Showing Council owned retained land

