



Gary Hoerty Associates



BUTTERWORTH FOLD FARM, NORDEN ROAD, ROCHDALE, OL11 5NT



Butterworth Fold Farm, Norden Road, Rochdale, OL11 5NT Offers in the region of £3,750,000

- ◆ Sought after edge of settlement location
- ◆ A detached true bungalow
- ◆ A residential caravan
- ◆ A stone two storey cottage
- ◆ An extensive range of modern and traditional buildings
- ◆ Short and long term development potential
- ◆ Existing use is as a livery yard providing 31 stables
- ◆ Land area extending to approximately 73 acres or thereabouts in total
- ◆ For sale by private treaty as a whole

An exciting opportunity to purchase a farm on the edge of the Rochdale settlement boundary which offers immediate and long-term development potential, the farm is currently operated as a livery yard and provides two dwellings, a residential caravan, an extensive range of modern and traditional farm buildings and approximately 71 acres of land.

LOCATION

Butterworth Fold Farm sits to the west of the town of Rochdale adjacent to the parish of Birtle with Bamford and it is located approximately 3.2miles from Rochdale Town Centre and 3.5miles from Bury Town Centre. There is easy access to the M66 and the M62 and to the wider motorway network. There are a wide range of services and amenities within close proximity to the property.

DESCRIPTION

Butterworth Fold Farm comprises a detached true bungalow, a residential caravan within the curtilage of the bungalow, a stone-built cottage and an extensive range of modern and traditional farm buildings which are predominantly used as a commercial livery business together with approximately 63.6acres of grassland and 7.32acres of woodland.

The south eastern part of the property sits adjacent to existing development within the settlement boundary of Bamford, the recently approved Places for Everyone Plan housing land allocation JPA17: Bamford/Norden has moved the settlement boundary so that the whole of the eastern boundary of the farm now adjoins the settlement boundary. The recent expansion of the settlement towards Butterworth Fold Farm following the adoption of the Places for Everyone Plan will increase the prospect of the farm coming forward for similar development in the future.

The Bungalow:

The bungalow sits in its own parcel of land which extends to approximately 1.18acres or thereabouts (edged blue on the land plan). The bungalow provides an entrance hallway, a lounge, a living room, a dining kitchen, an office, a rear entrance area and utility room, three bedrooms and a bathroom. The property is in need of some refurbishment and renovation.

Within the curtilage of the bungalow there is an open fronted mono-pitch garage, an adjoining mono-pitch timber greenhouse, a static caravan that has been occupied as a separate dwelling for in excess of ten years, three former poultry sheds now used for stables and storage and a purpose built L shaped stable building.

The Gatehouse:

The Gatehouse is a two-storey stone built cottage which is located at the eastern end and attached to a large two storey barn, it provides an entrance hallway, a living room, a dining kitchen and pantry at ground floor and three bedrooms and a bathroom at first floor.

The Buildings:

There is an extensive range of both modern and traditional farm buildings, which excluding the bungalow and the buildings within its curtilage, cover an area extending to 1.92acres, a schedule of the buildings providing their size and current use is attached.

The Land:

Excluding the yard area and access lane the land extends to approximately 70.92acres or thereabouts, there are approximately 26.18acres of meadow; 37.42acres of pasture and 7.32acres of woodland. A schedule of the areas of the various land parcels is included.

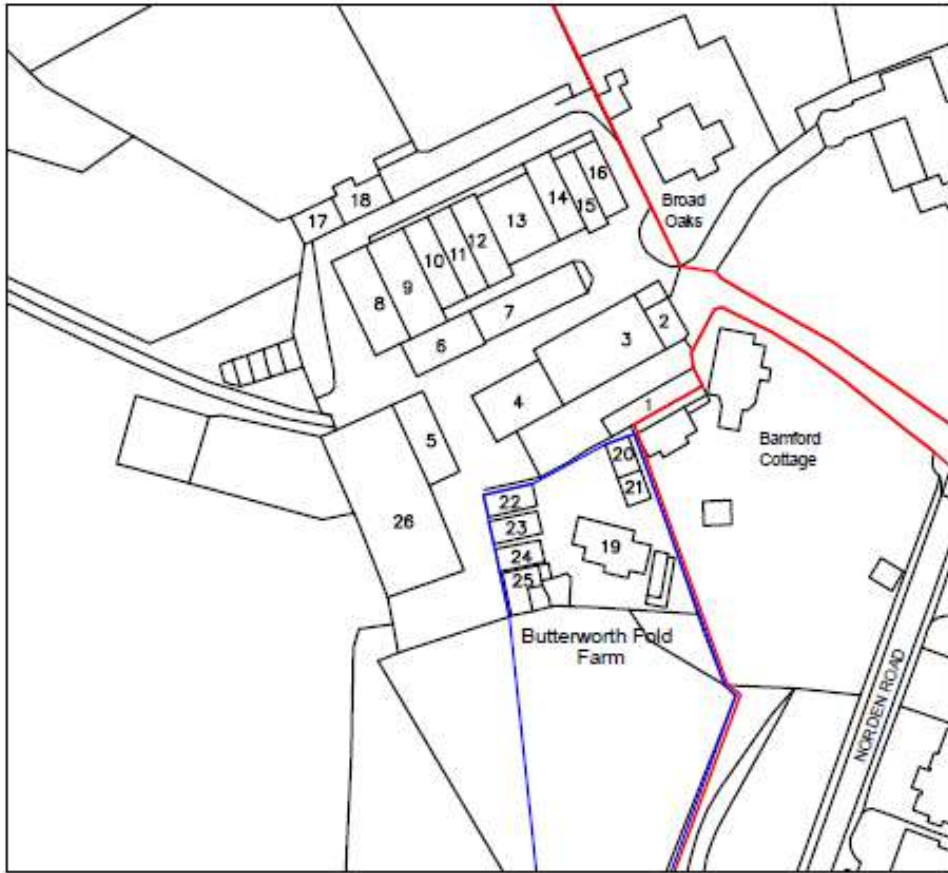
SERVICES

The property has the benefit of mains gas, electric, water and foul drainage. There is also a good and reliable spring water supply which is available in the fields and in the buildings.

TENURE

Freehold with Vacant Possession on completion. The bungalow and curtilage as shown edged blue on the sales plan is owned personally by Mr James Swallow whereas the rest of the property is owned by James Swallow Limited and the company is offered for sale.

Building	Description	Size
1	Stone built mono-pitch stable building with box profile roof cladding. There are six stables in this building.	4.7m x 25m
2	The Gatehouse – a stone built two storey three bedroom cottage under a blue slate roof. Gross internal floor area 1,190 sq ft.	
3	Traditional two-storey stone build barn and lean-to under a blue slate roof. This building is used for storage, with a tack room and nine stables at ground floor and there is a large hay loft at first floor. The barn would provide a gross internal floor area over two floors 4,800 sq ft if converted.	10.7m x 26.5m
4	Single storey stone built building with a blue slate roof and a concrete floor. Used as a workshop and storage building.	12m x 19m
5	A stone and timber faced concrete block building with a corrugated asbestos cement sheet roof and a concrete floor.	8m x 21m
6	A building with a steel frame construction with concrete block walls and a concrete floor and a corrugated tin sheet roof. There are three stables in this building.	8.2m x 17m
7	A concrete block walled shed with timber gable walls and a corrugated tin sheet roof.	8.2m x 27.5m
8	A modern steel portal frame building with corrugated fibre cement sheet clad walls and roof. Eaves height 5m.	9.0m x 24.5m
9	A former poultry building with part timber and part concrete block walls, a corrugated asbestos cement sheet roof and a concrete floor.	7.5m x 24.5m
10	A former poultry building with part timber and part concrete block walls, a corrugated asbestos cement sheet roof and a concrete floor.	6.5m x 20.5m
11	A former poultry building with part timber and part concrete block walls, a corrugated asbestos cement sheet roof and a concrete floor.	6.5m x 20.5m
12	A former poultry building with part timber and part concrete block walls, a corrugated asbestos cement sheet roof and a concrete floor.	6.5m x 20.5m
13	A modern open fronted steel portal frame building with corrugated fibre cement sheet roof. Eaves height 3.5m.	12.5m x 17.5m
14	A former poultry building with part timber and part concrete block walls, a tin sheet roof and a concrete floor.	6.5m x 17.5m
15	A former poultry building with part timber and part concrete block walls, a tin sheet roof and a concrete floor.	5.5m x 19m
16	A mono-pitch timber and concrete block built shed with a tin sheet roof.	5.5m x 17.5m
17	A timber mono-pitch building.	7.4m x 10.8m
18	A timber mono-pitch building.	7.4m x 12.6m
19	Butterworth Fold Farmhouse – a detached true bungalow. Gross internal floor area 1,626 sq ft.	
20	Open fronted mono-pitch garage.	5.85m x 9.5m
21	Timber mono-pitch greenhouse structure.	5.85m x 6m
22	Ex timber poultry shed with concrete floor and corrugated tin sheet roof, now used for storage.	5.5m x 12m
23	Ex timber poultry shed with concrete floor and corrugated tin sheet roof, converted into three stables.	5.5m x 12m
24	Ex timber poultry shed with concrete floor and corrugated tin sheet roof, converted into three stables.	5.5m x 11m
25	L shaped timber stable block providing four stables with an adjoining concrete yard.	10.3m x 5m &
26	Menage with sand and rubber surface.	20m x 40m





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PLANNING

The farm is located in an area designated as Green Belt in the adopted local plan and the Green Belt planning policy imposes restrictions on the type of development that will be considered acceptable on the property. While Green Belt policy is generally considered to be very restrictive there are certain types of development that are considered to be acceptable, one example of this which is relevant to potential development at Butterworth Fold Farm is the ability to obtain planning permission to redevelop brownfield/previously developed land in the Green Belt.

The latest version of the National Policy Framework which was published in December 2024 states that one of the exceptions that allows development in the Green Belt to be considered appropriate is:

Limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

As the farmstead at Butterworth Fold Farm has been used for non-agricultural purposes for in excess of ten years it is classed as previously developed and can in principle therefore be redeveloped for residential purposes. This would be likely to involve a mixture of conversion and demolition and redevelopment and would involve an area extending to approximately 2acres or thereabouts.

Given the amount of built development already on the site we believe it would be possible subject to planning to convert the two-storey barn into three dwellings, to demolish the remaining buildings and erect circa twelve detached dwellings, all of which would have an outlook onto open fields without in our opinion causing substantial harm to the Green Belt. It will be for buyers to take their own planning advice.

OVERAGE

The Vendors intend to impose an overage/clawback on the land (not the farmstead) in respect of any future residential or commercial development (excludes agricultural and equine development) which will be at 15% of the increase in value above agricultural or current value for a 15 year period.



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COUNCIL TAX

The Gatehouse Band C

Butterworth Fold Farm (Bungalow) Band D

VIEWING

Strictly through the selling agents Gary Hoerty Associates, 01200 449700 by appointment only.

PLANS AND AREAS

The plans in these particulars are a copy of the Ordnance Survey data from Promap. All plans are for identification purposes only and areas are approximate and subject to verification in the title documents.

METHOD OF SALE

The property comprised in Land Registry Title Number GM69065 is offered for sale by private treaty and the shares of James Swallow Limited which owns the property comprised in Title Number MAN206624 are offered for sale by private treaty.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There are no public footpaths over the land.

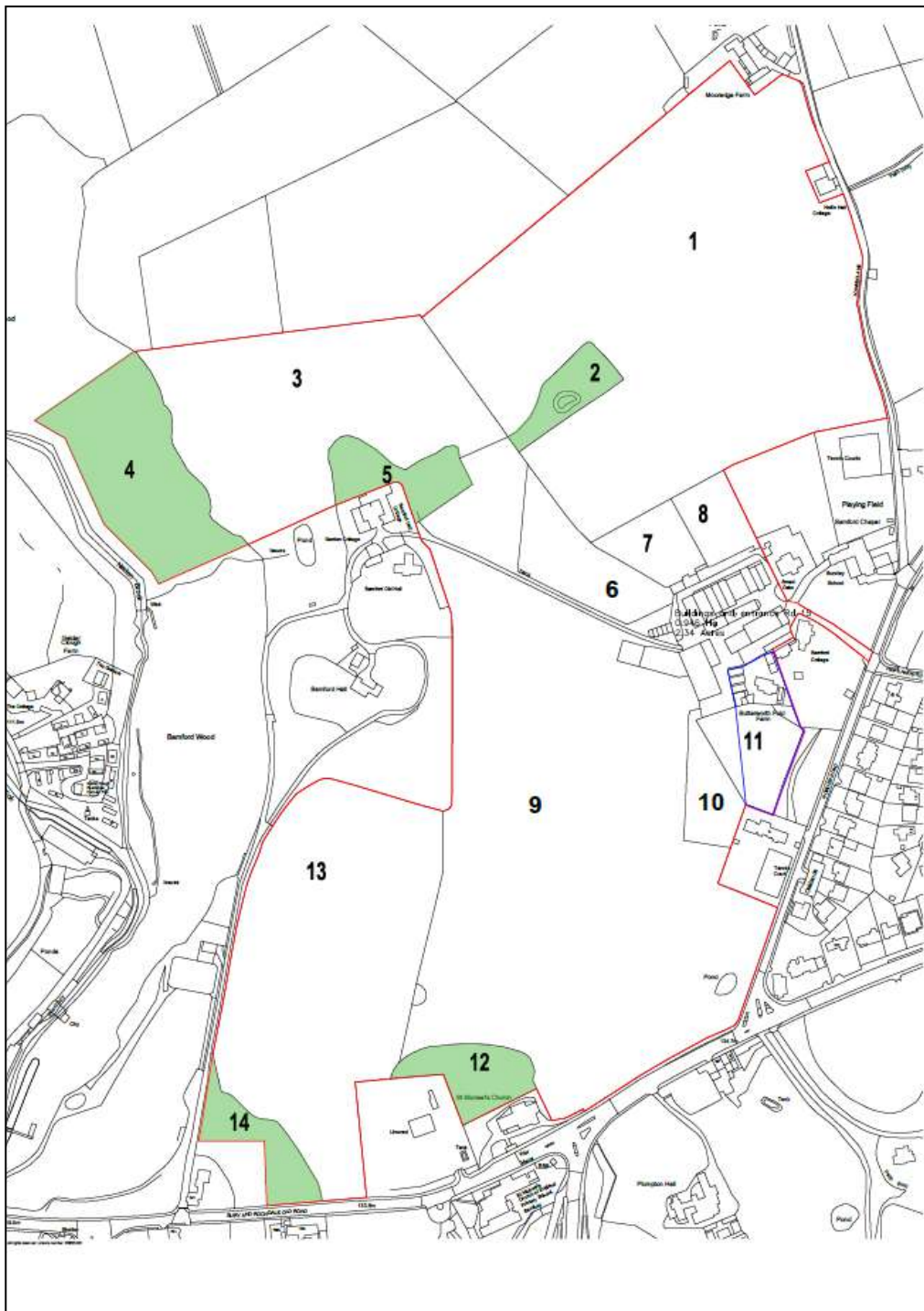
LOCAL AUTHORITY

Rochdale Metropolitan Borough Council, Council Offices, Smith Street, Rochdale, OL16 1XU

MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they submit an offer on the property it is required that they provide documents in relation to money laundering regulations. These must be in the form of confirmation of the purchasers ability to fund the purchase, photographic identification (i.e. driving licence or passport) and a utility bill showing the potential purchaser's address, these can be provided in the following ways:

- Bring original documents to copy into Gary Hoerty Associates Ltd office.
- Post original documents to copy by Gary Hoerty Associates Ltd
- Post a certified copy via your solicitor.



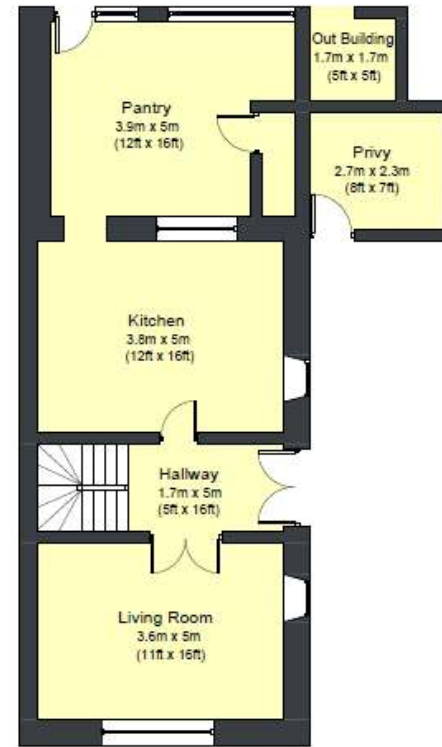
Field parcel areas at Butterworth Fold Farm						
Parcel number	Land use	Area Ha	Area Acres	grass-land acres	woodland acres	farm-stead acres
1	meadow	7.642	18.88	18.88		
2	woodland	0.287	0.71		0.71	
3	meadow	2.956	7.30	7.30		
4	woodland	1.320	3.26		3.26	
5	woodland	0.392	0.97		0.97	
6	pasture	0.616	1.52	1.52		
7	pasture	0.328	0.81	0.81		
8	pasture	0.288	0.71	0.71		
9	pasture	8.679	21.45	21.45		
10	pasture	0.318	0.79	0.79		
11	pasture	0.443	1.09	1.09		
12	woodland	0.404	1.00		1.00	
13	pasture	4.468	11.04	11.04		
14	woodland	0.560	1.38		1.38	
15	buildings and entrance road	0.946	2.34			2.34
		29.647	73.26	63.60	7.32	2.34



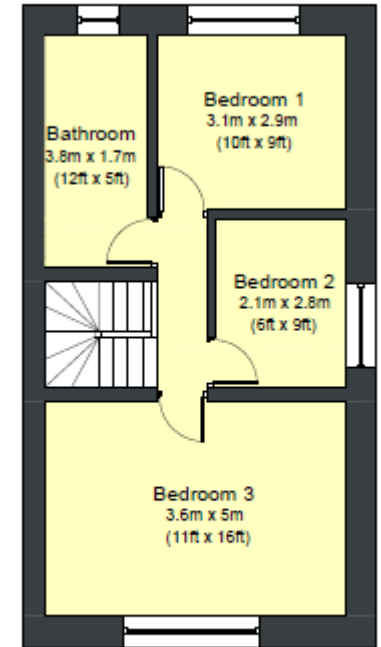
This floor plan is for illustrative purposes only, it is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floor plans, all measurements/ floor areas (including any total floor area) are approximate.



Bungalow - Ground Floor Plan



Gatehouse - Ground Floor Plan



Gatehouse - 1st Floor Plan

These particulars were prepared in March 2025

Bungalow

The Gatehouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; b. Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract; c. No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract; d. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



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