



For Sale by
Private Treaty



P Wilson & Company
Chartered Surveyors

Land South of Black Dad Lane, Ashworth Road, Rochdale OL11 5UN

An opportunity to acquire a block of grassland and mixed woodland extending in total to 9.33 hectares (23.07 acres) or thereabouts situated in the Ashworth Valley to the north of Bury and Rochdale. The land will be of interest to agricultural, equestrian and lifestyle purchasers.

Location

The land is conveniently located off Ashworth Road, in the Ashworth Valley. The land is conveniently situated close to the towns of Bury (6 miles) and Rochdale (6 miles) and the Villages of Wolstenholme (3.5 miles), Edenfield (5.5 miles) and Ramsbottom (7.2 mile). The land is also situated conveniently for junctions of the M56 and M62.

Description

The land comprises 4.88 hectares (12.07 acres) of mixed woodland, with areas which are more sporadic and three separate parcels of Grade 4 grassland, amounting to 4.45 hectares (11 acres).

Access

To the North of Black Dad there is a trackway known as Black Dad Lane which leads into the land from Ashworth Road.

Services

All services which the vendor has the power to convey are included in the sale. Prospective purchasers should make their own investigations into the availability of mains services.

Tenure

The Freehold of the property is offered for sale with vacant possession upon completion.

Easements and Wayleaves

The land is sold with the benefit of and subject to all existing wayleaves.

Rights of Way

Black Dad Lane is a public right of way which runs south through the parcel of land, with various footpaths leading off to the North West, East, South East and South West.

Basic Psymment Scheme (BPS)

The sale of the land does not include the BPS entitlement. The land is not currently within a Countryside Stewardship Scheme

Sporting Rights, Mineral Rights and Standing Timber

All rights and standing timber which the vendor has the power to convey are included in the sale.

Local Planning Authority

Rochdale Metropolitan Borough Council, 129 Drake Street, Rochdale, OL16 1UZ. Tel: 01706 642954.

Method of Sale

The land is offered for sale by private treaty

Guide Price

£125,000

Viewings and Health & Safety

The land may be viewed on foot during daylight hours with a copy of these particulars in hand. No vehicles, dogs or other animals should be taken onto the land. Prospective purchasers are reminded that they view the property at their own risk and that neither the vendor nor P Wilson & Company offer any warranty in respect of the land and prospective purchasers should take all reasonable precautions when viewing.

Interested Parties

Please call Lucy Harrison on 01772 882277 or lucy.harrison@pwcsurveyors.co.uk.

AMC agents

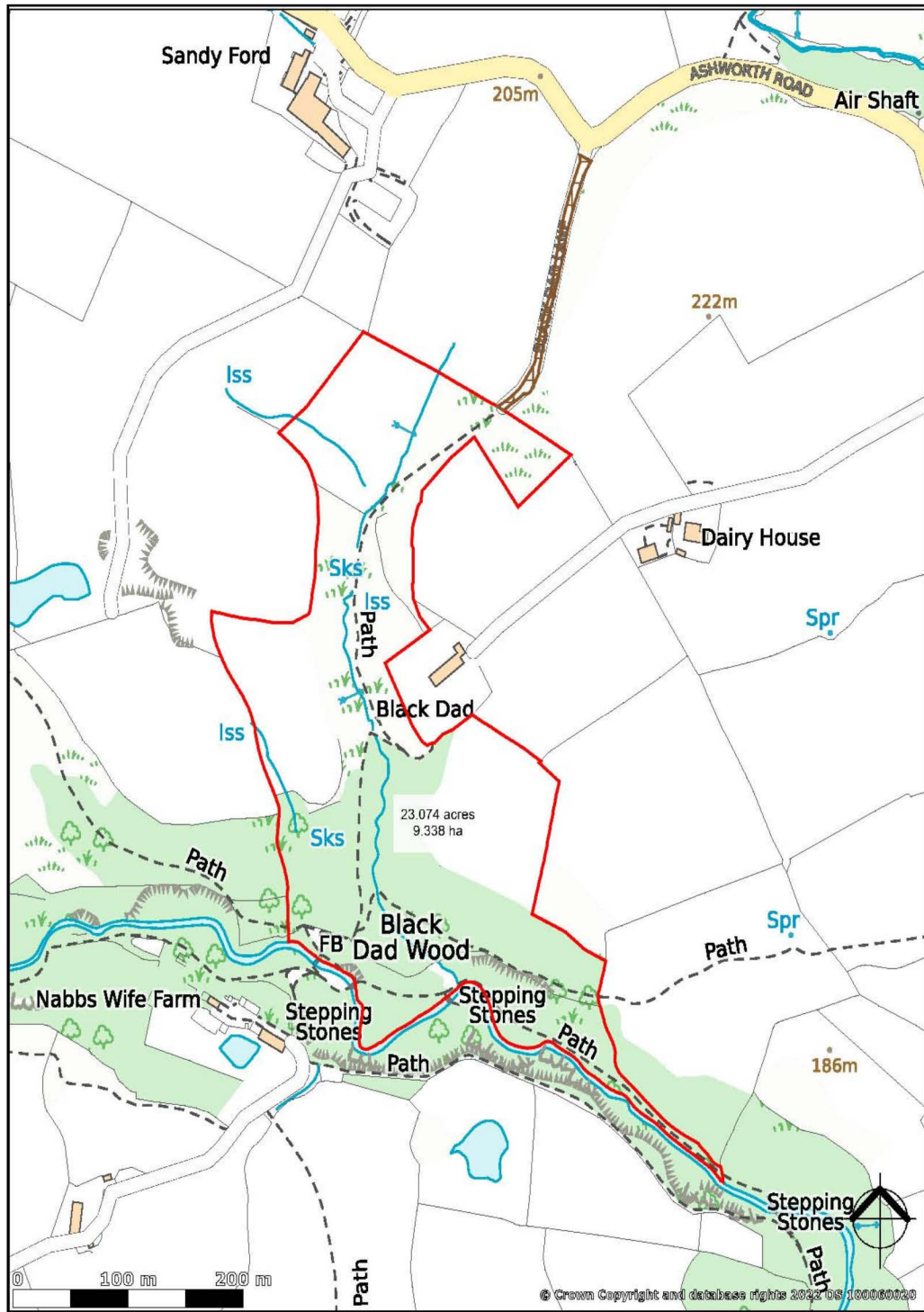
P Wilson & Company act as agents for AMC. For a free no-obligation consultation of the range of AMC flexible and standard finance products available, please contact Andrew Coney on 01772 882277.



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- [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 P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.
- [d] These particulars are produced in good faith and 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.

plans

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