



## LAND Roebuck Lane Oldham, OL4 3RA

Prime opportunity for equestrian / farm / developer. Cornerstone Estates and Lettings is proud to present 4.75 acres of premium land off Roebuck Lane, Strinesdale, Oldham, boasting breathtaking views. This exceptional plot enclosed by a sturdy walled boundary, features two farm entry gates and a recessed area with hard standing, ideal for off-road parking. PLANNING PERMISSION approved for the construction of 2 stables and a tack room, perfect for equestrian use NATURAL WELL a well maintained natural well on site ensures a reliable water source GRAZING EXCELLENCE the treated grass offers superior grazing conditions, enhancing the lands appeal INCOME POTENTIAL currently generating revenue through hay production This land is an outstanding investment for future developers, equestrian enthusiasts and agricultural ventures. Secure your future in this idyllic rural setting close to Strinesdale reservoir and woodlands.

**Planning permission for stables**

**4.75 acres**

**Accessible via main road**

**Natural well**

**Good grazing land**

**Walled border and 2 gates for access**

**Offers in Excess of £150,000**