



Gary Hoerty Associates



FERNISES FARM, GRISTLEHURST LANE, BIRTLE, HEYWOOD, OL10 4BJ



**Fernises Farm, Gristlehurst Lane,
Birtle, Heywood, OL10 4BJ**

Offers in the region of £1,350,000

- ◆ Sought after edge of settlement location
- ◆ A brick built two storey three bedroom dwelling
- ◆ An extensive range of modern and traditional buildings
- ◆ Immediate development potential through the conversion of some of the modern and traditional buildings (STPP)
- ◆ Land area extending to approximately 48.75 acres or thereabouts
- ◆ For sale by private treaty as a whole



An exciting opportunity to purchase a farm which is conveniently situated in close proximity to Bury and Rochdale and commutable to Manchester, the farm is a former dairy farm with a three bedroom dwelling and range of modern and traditional farm buildings which could subject to planning be converted into up to five additional dwellings or the farmstead could be redeveloped to provide a large single dwelling. The land surrounds the farmstead and is all located within a ring fence.

LOCATION

Fernises Farm sits in a rural area between the towns of Bury and Rochdale in the parish of Birtle with Bamford and it is located approximately 4 miles from Rochdale Town Centre and 3.5 miles 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

Fernises Farm comprises a two storey brick built dwelling, a range of two storey height brick built farm buildings, a traditional two storey height stone built barn and a range of modern farm buildings, which were last used to accommodate a herd of dairy cattle and approximately 48.75acres of grassland. The farmstead and access road occupy an area extending to approximately 1.18acres or thereabouts.

Farmhouse:

The farmhouse provides accommodation over two floors.

The ground floor comprises an entrance hall, sitting room, lounge, dining room, kitchen and larder.

The first floor comprises three bedrooms a bathroom and an airing cupboard.

The gross internal floor area of the farmhouse is 124m² (1,332ft²).

The dwelling and adjoining buildings sit in an elevated position with panoramic long distance south facing views from the front elevation.

The Buildings:

There is range of both modern and traditional farm buildings at Fernises Farm all of which are well maintained and in good condition. The farmhouse adjoins a two storey height traditional brick built range of buildings, which in turn adjoin a number of modern farm buildings. There is also a detached two storey height stone built barn and a separate group of three modern farm buildings. A schedule of the buildings providing their size and past use is attached.

The Land:

Excluding the yard area and access lane, which extend to approximately 1.18acres, the land, which is all down to grass, extends to approximately 48.75 acres or thereabouts. A schedule of the areas of the various land parcels is included below.

Field parcel areas at Fernises Farm			
Parcel number	Land use	Area Ha	Area Acres
1	Grassland	3.893	9.62
2	Grassland	2.293	5.67
3	Grassland	2.492	6.16
4	Grassland	2.725	6.73
5	Grassland	1.968	4.86
6	Grassland	3.769	9.31
7	Grassland	1.316	3.25
8	Grassland	1.271	3.14
		19.727	48.75
	Farmstead	0.318	0.79
	Access track	0.159	0.39
			1.18

SERVICES

The property has the benefit of mains gas, electric and water. The farm also has a borehole water supply. Foul drainage is by means of a private septic tank which is assumed not to be compliant with the latest building regulations and the buyer must make their offer accordingly.

TENURE

Freehold with Vacant Possession on completion.

PLANNING

The adopted local plan for Rochdale supports the conversion of traditional farm buildings into alternative uses either commercial or residential subject to certain criteria being satisfied. In respect of the traditional buildings at Fernises Farm we consider that they satisfy the criteria and are suitable for conversion to residential use, this would be the brick range and the detached stone building.

Nationally the Government in recent years created a new category of permitted development known as Class Q which allows the conversion of modern farm buildings into dwellings subject to qualifying criteria, and we consider that there is also scope under these provisions to convert some of the modern farm buildings at Fernises Farm into dwellings.

Our assessment is that, subject to the necessary planning approvals, there is scope to create up to five additional dwellings from the buildings at the farm which could provide circa 550m² (5,900ft²) of living accommodation.



COUNCIL TAX

The dwelling is in 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 is offered for sale by private treaty.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There are three footpaths crossing the property.

LOCAL AUTHORITY

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

FLOODING

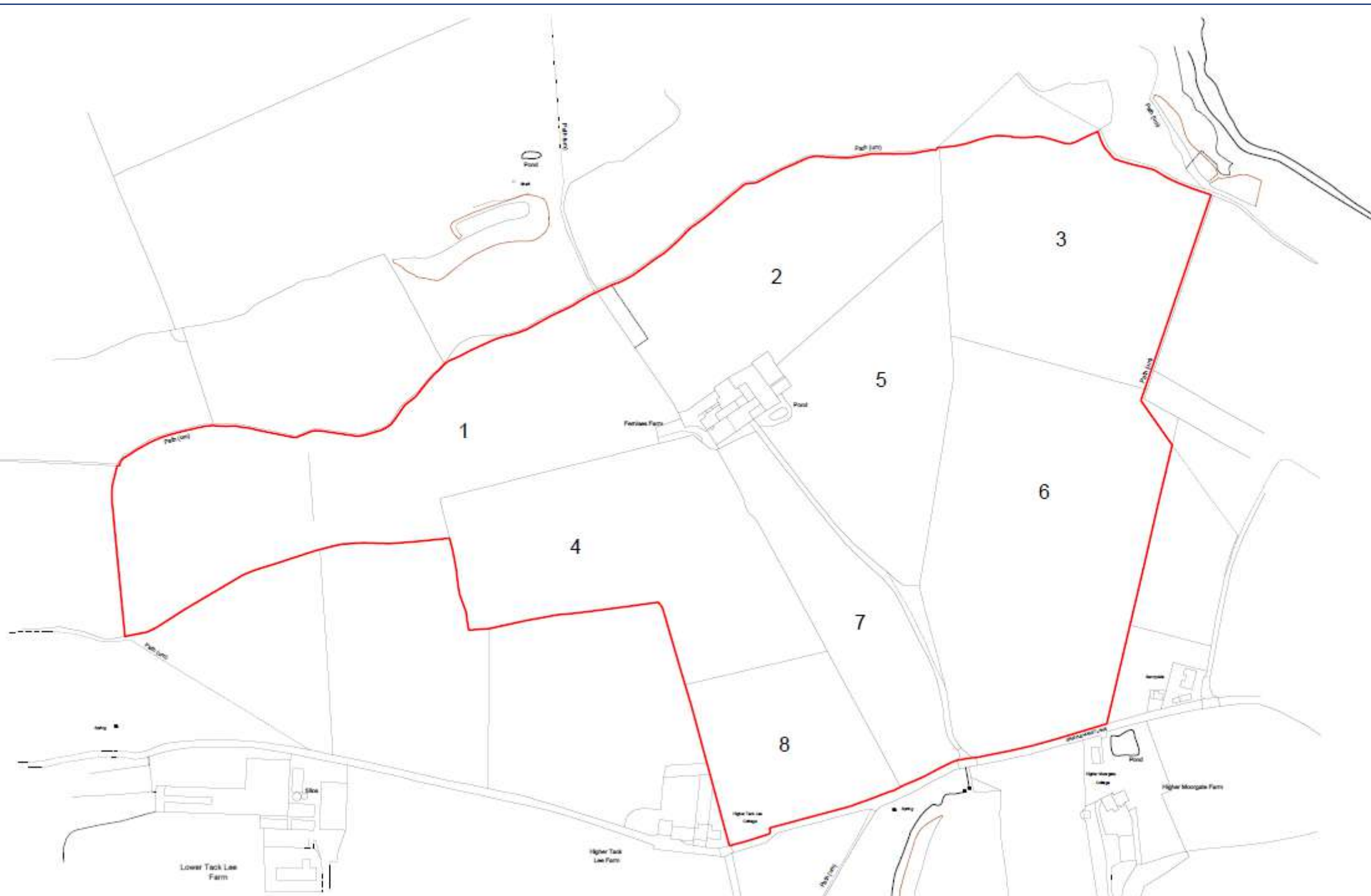
According to the Environment Agency website, the property sits in flood zone 1.

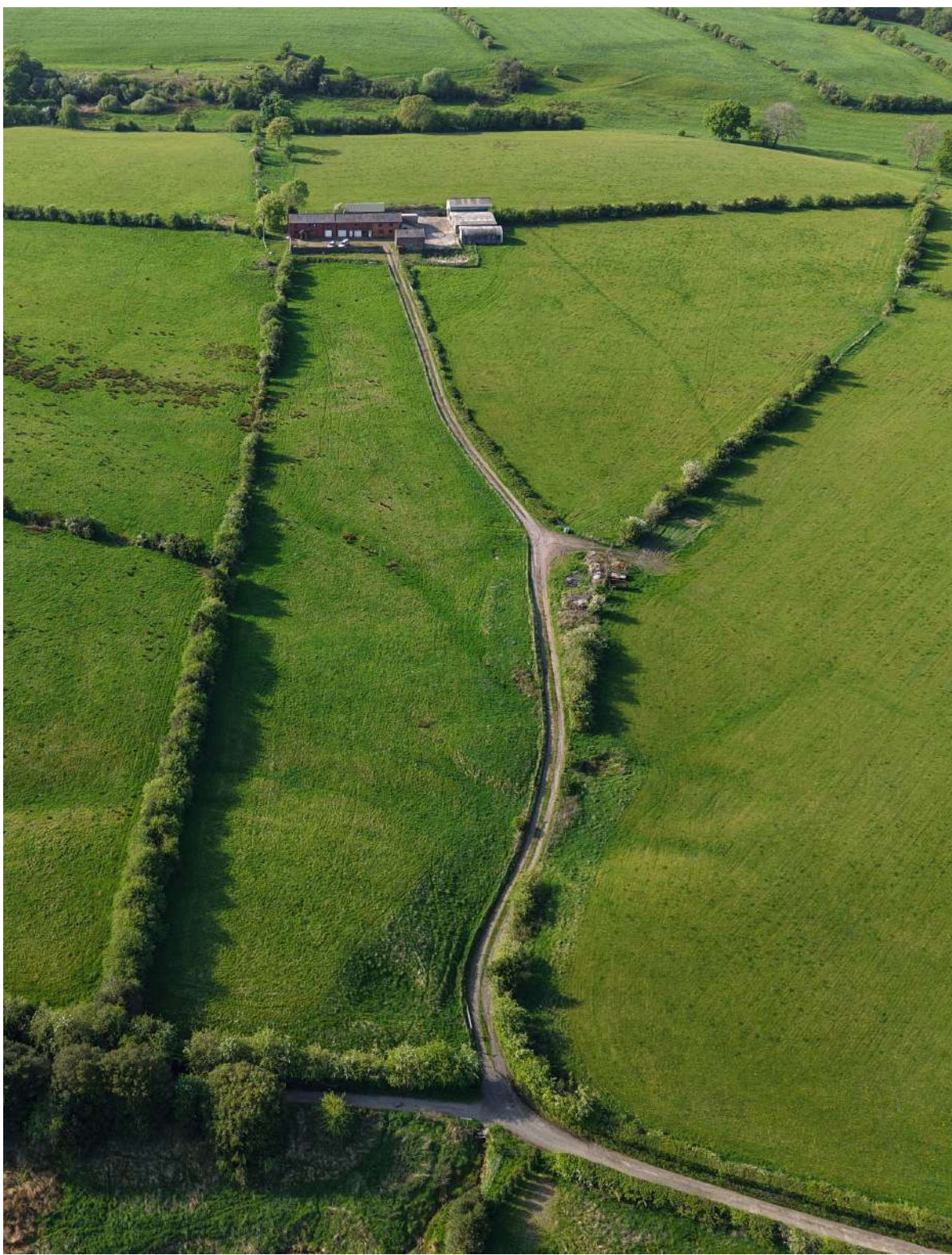
MONEY LAUNDERING REGULATIONS

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.

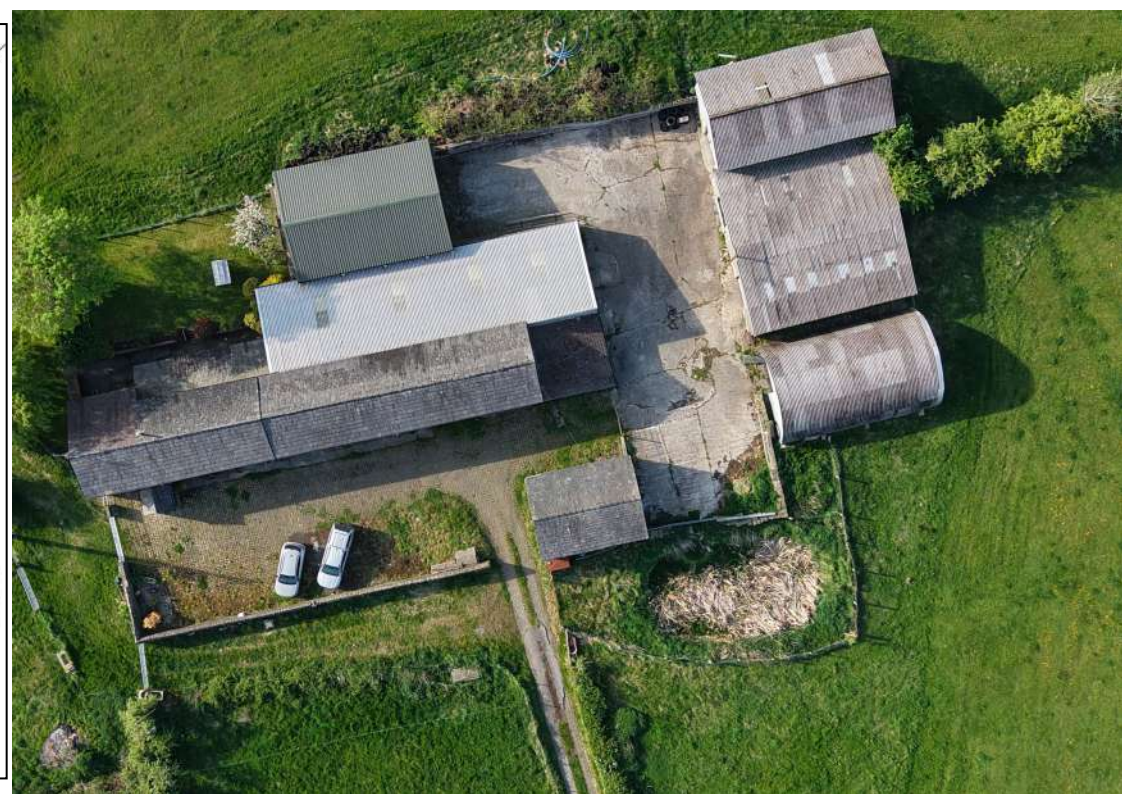
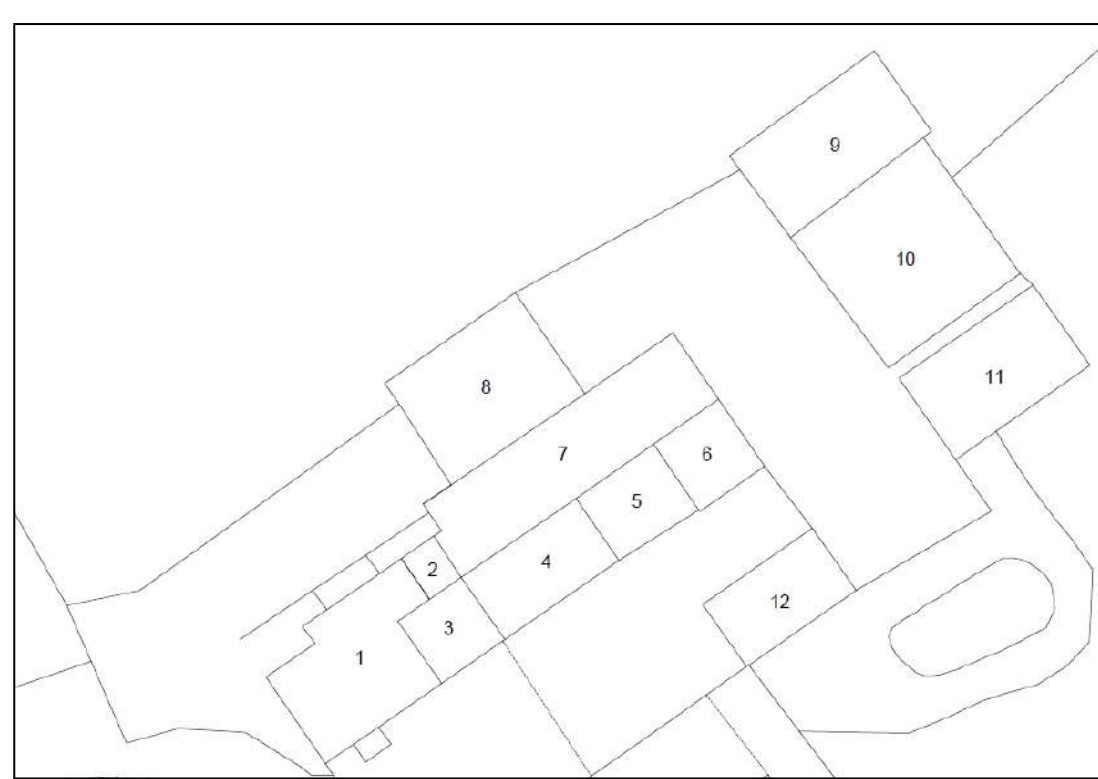




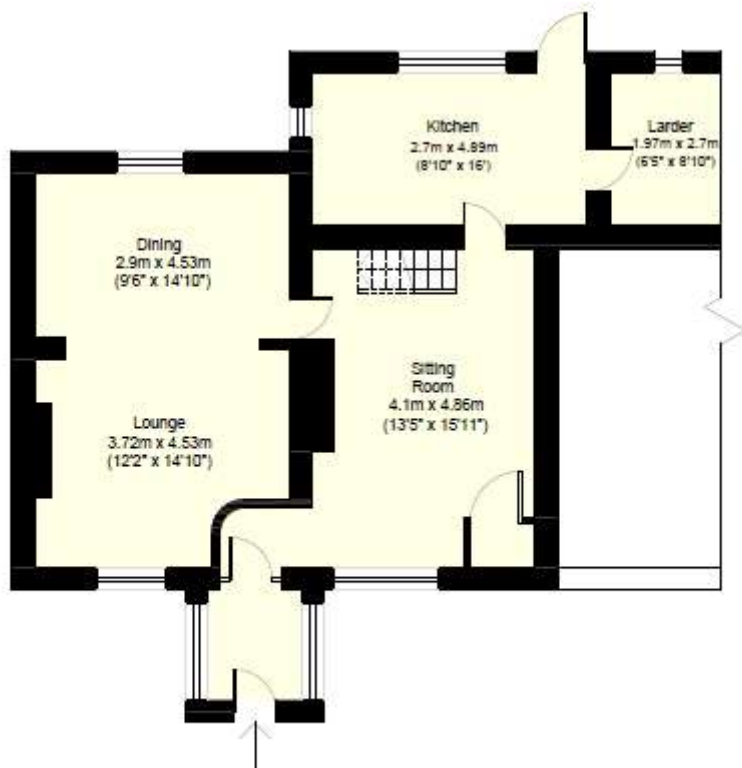


Building	Description	Size
1	Two storey brick built three bedroom farmhouse	
2	Single storey brick built outbuilding which accommodates the bore-hole water supply equipment	2.97m x 2.8m
3	Part of the two storey brick built farm building used as a garage with a loft above. This building has a blue slate roof	5.5m x 4.16m
4	Part of the two storey brick built farm building used as a workshop/ garage and a former dairy with a loft above part	5.6m x 11.6m
5	Part of the two storey brick built farm building which was used as a milking parlour with a loft above	5.6m x 8.8m
6	A lean-to building at the end of the brick range constructed of concrete block and stone walls with a blue slate roof	5.8m x 5.25m
7	A mono-pitch lean-to building adjoining the brick range, contains cow cubicles and was last used for housing cows	6.65m x 25.2m
8	A steel portal frame building, open fronted with part concrete block and part shuttered concrete walls with timber boarding above and a box profile tin sheet roof and a concrete floor. It was last used as a silage clamp and there is a concrete yard area to the front of the building which is enclosed by tall concrete block.	7.5m x 12m
9	A steel framed building with part concrete block, part box profile and part asbestos cement sheet cladding to the walls and asbestos cement sheet cladding to the roof and a concrete floor	6.24m x 13.24m
10	A concrete block built building with a central concrete block wall, half is a cubicle building the other half is open with a concrete floor and asbestos cement sheet cladding to the roof	12.7m x 12.7m
11	A Nissan hut with an earth floor and asbestos cement sheet cladding to the roof	7.24m x 12.72m
12	A traditional two storey height stone built farm building under a blue slate roof	7.6m x 5.9m









Ground Floor - 78m2



First Floor - 61m2

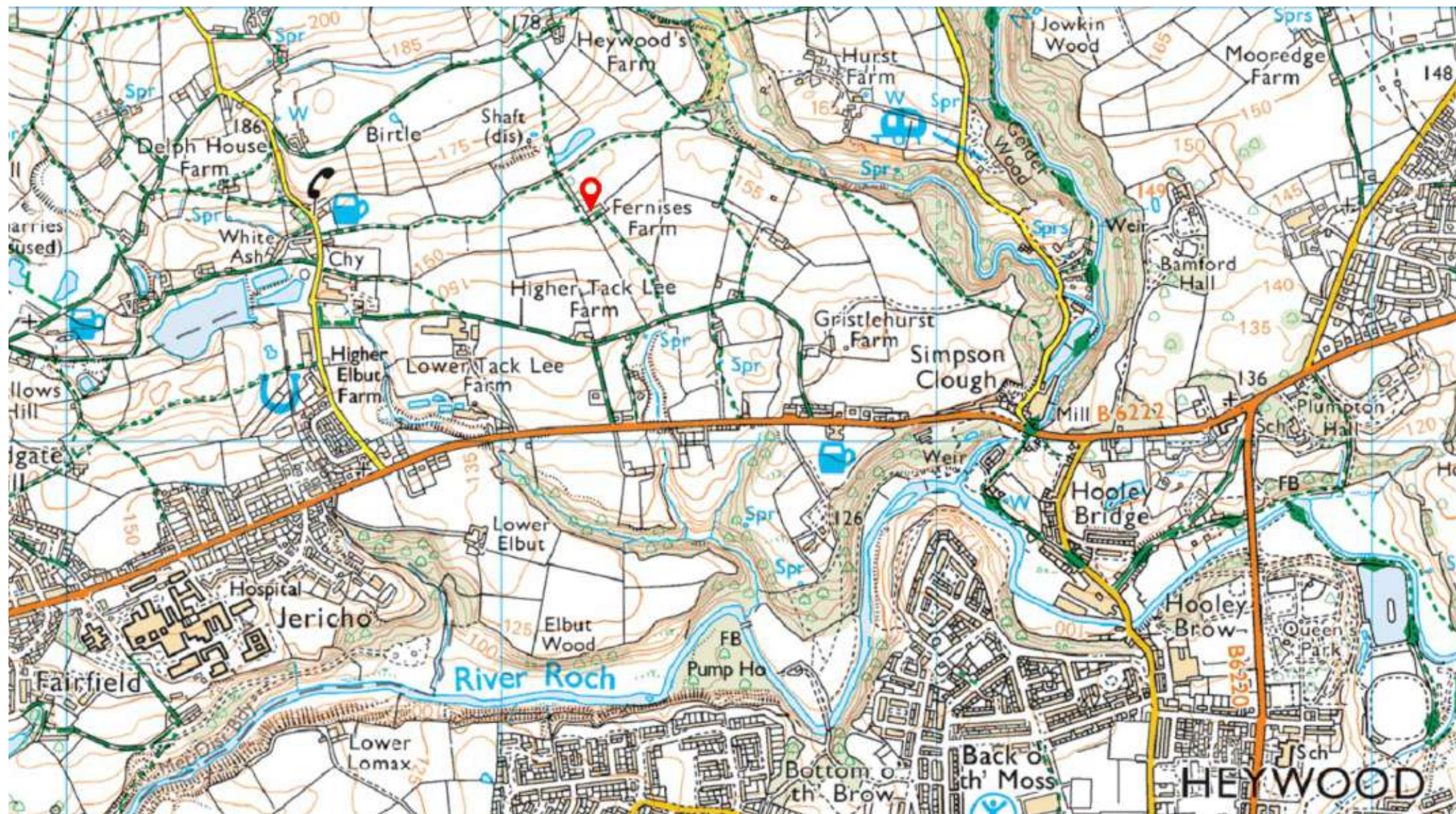
This floor plan is for illustrative purposes only, it is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floor plans, all measurements/ floor areas (including any total floor area) are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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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