

DEVELOPMENT OPPORTUNITY

385 Bury & Rochdale Old Road

Bamford, Rochdale OL10 4AT

Offers invited in the region of £550,000



**Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214**

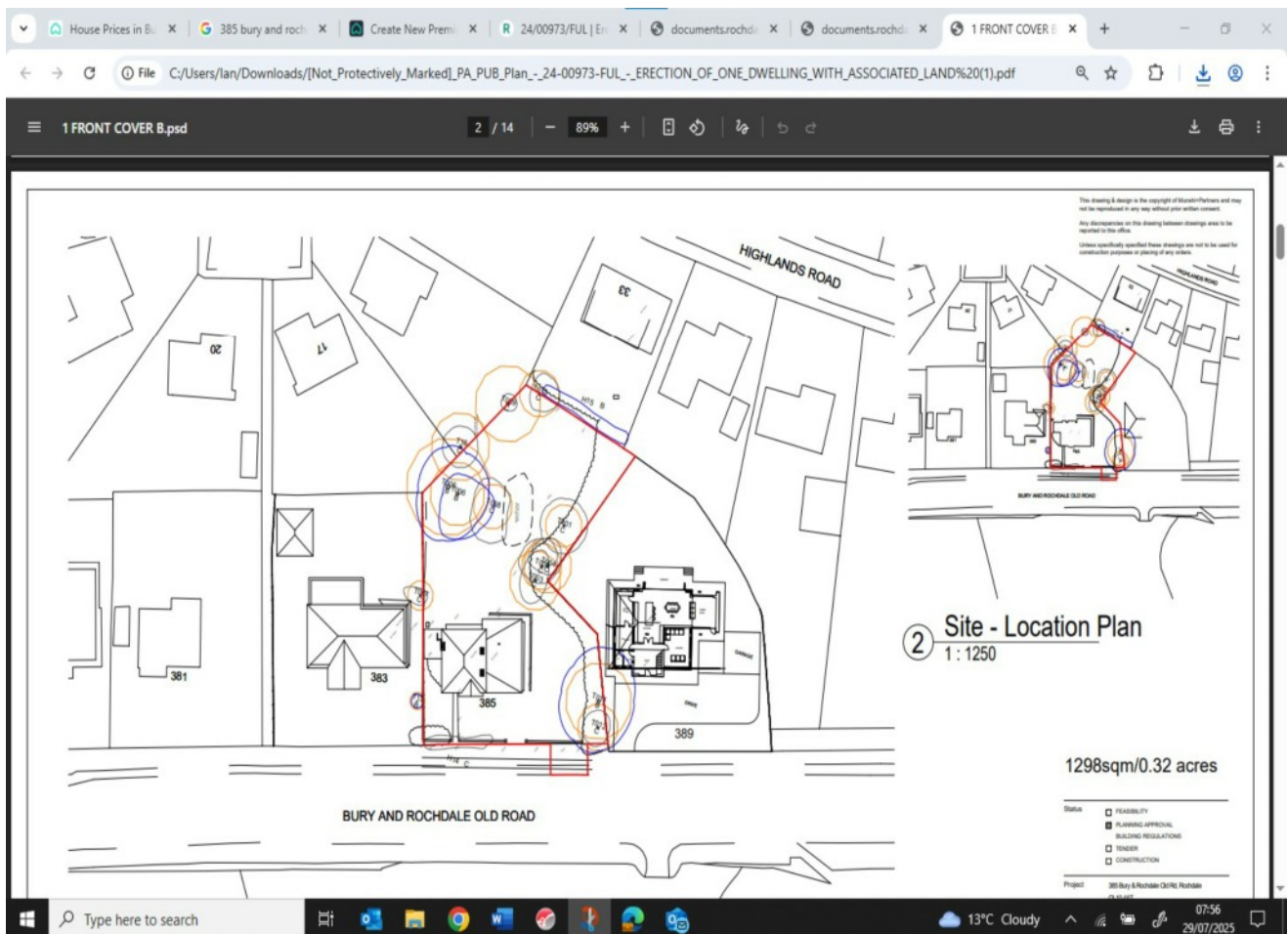


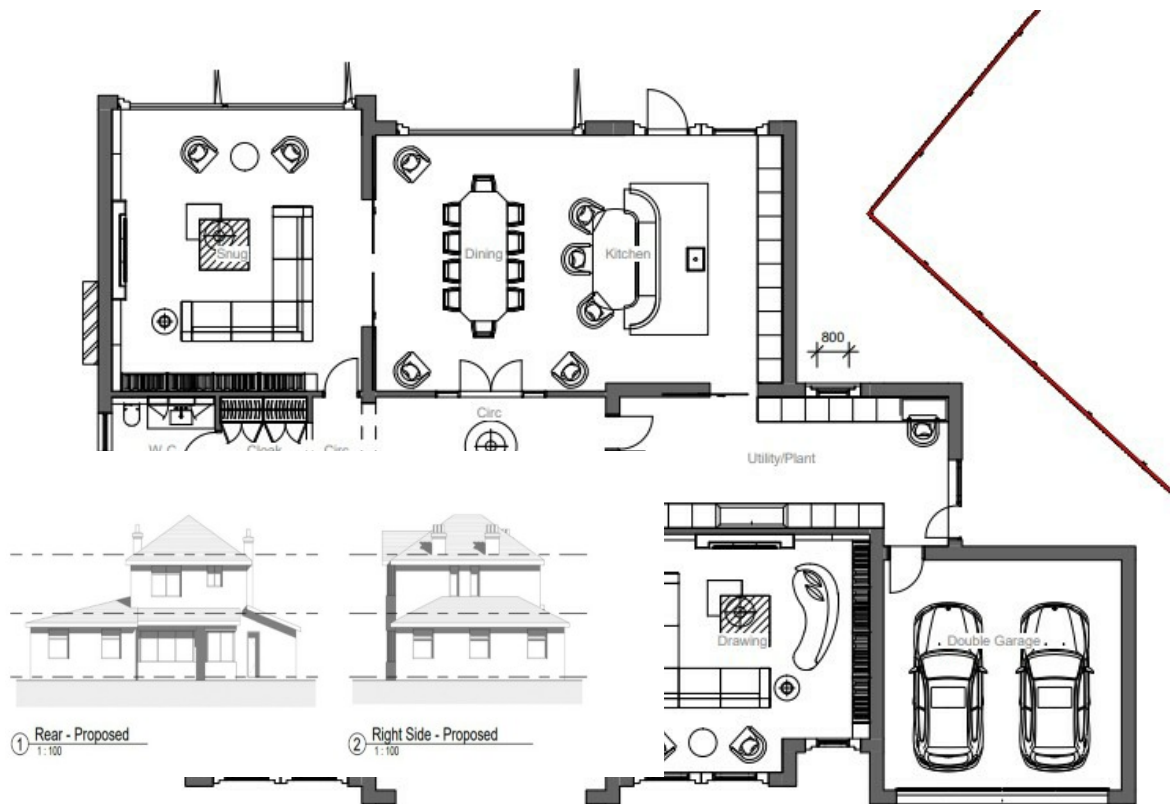
**Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777**

DEVELOPMENT OPPORTUNITY

ADAMSONS BARTON KENDAL are delighted to market this wonderful development opportunity for the demolition and re-building of a large detached house, extending to approximately 723 sq.mtrs (7,780 sq.ft.) on an extensive third of an acre plot, in the heart of Bamford, enjoying a wonderful open aspect to the front over fields. Full planning permission has already been granted and all the plans can be viewed on the Rochdale Planning Portal, but the main information is attached to these sales details.

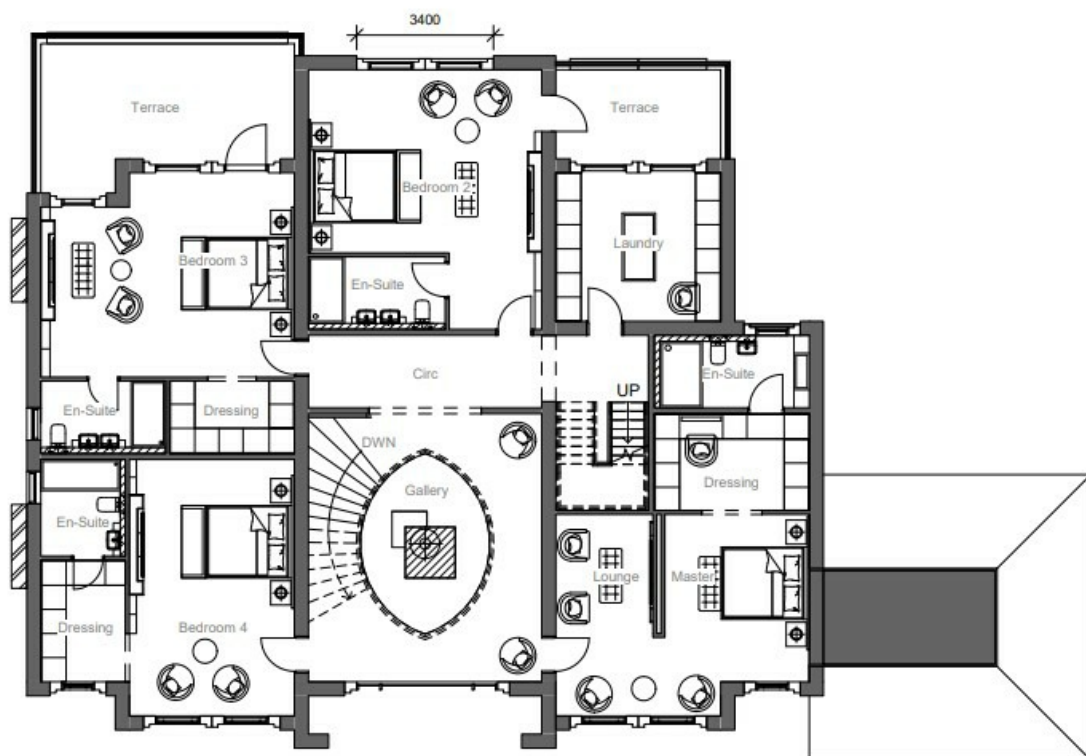
If you are looking to purchase a large site in the heart of Bamford, then this is an opportunity not to be missed.





1 Level 0 - Proposed **385** 1:100

Ground Floor area:-	295sqm/3,175sqft
First Floor area:-	250sqm/2,690sqft
Second Floor area:-	178sqm/1,915sqft
TOTAL:-	723sqm/7,780sqft



1 Level 1 - Proposed 1:100

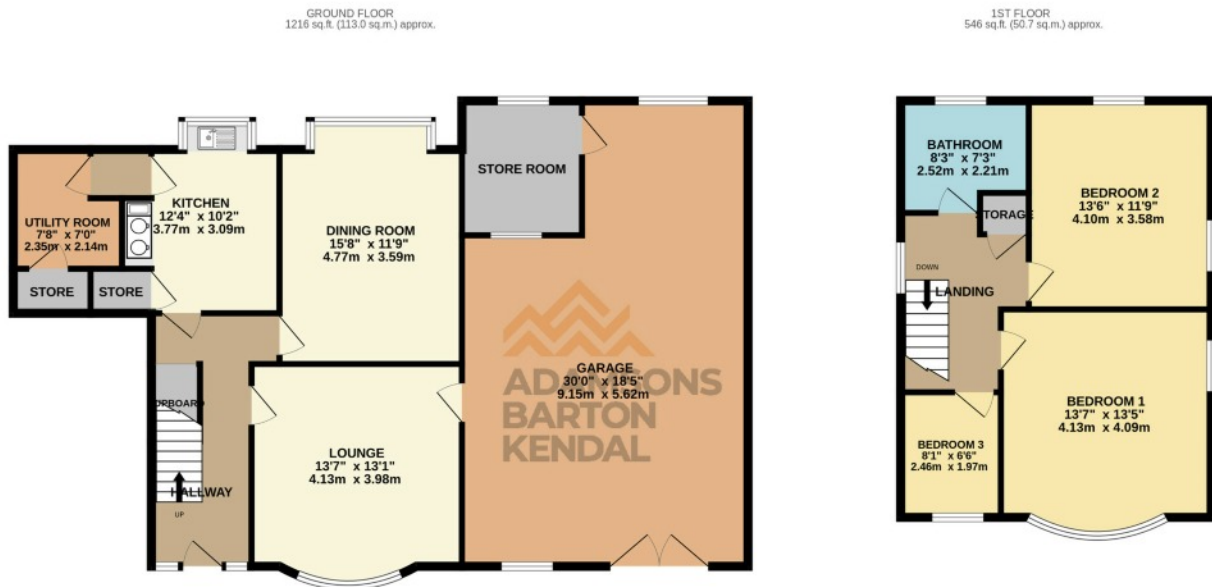
ADDITIONAL INFORMATION

Tenure - Freehold

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL**

EXISTING PROPERTY LAYOUT

Should any prospective purchaser wish to utilise the existing property



TOTAL FLOOR AREA: 1762 sq.ft. (163.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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