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**Land off Black Dad Lane, Ashworth
Road, Rochdale, OL11 5UW**

For Sale by Private Treaty

Guide Price: £125,000



An excellent opportunity to acquire a mixture of agricultural land and woodland extending to circa 23.07 acres (9.34 hectares) or thereabouts. The Subject Property is located between the picturesque Cheesden Valley and Ashworth Valley. The land is anticipated to be of interest to agricultural, equestrian and amenity purchasers.

Location

The land is located centrally between the towns of Bury (to the west) and Rochdale (to the east).
what3words: lock.mining.acute

Description

The site is located 220m above sea level between the picturesque Cheesden Valley and Ashworth Valley. The land is a mixture of grassland and woodland consisting of deciduous and evergreen trees. The land could offer significant environmental value for a prospective purchaser.

Land Grade

The land is designated as a mixture of Grades 3 and 4 on the Agricultural Land Classification Map for England and Wales.

Soil Type

According to Soilscape, the land is a mixture of Slowly permeable wet very acid upland soils with a peaty surface and very acid loamy upland soils with a wet peaty surface.

Method of Sale

The land is offered for sale by private treaty.

Tenure

The property is offered freehold with vacant possession available immediately.

Grants & Subsidies

There are no Basic Payment Scheme entitlements included in the sale. According to Magic Maps, there are no current environmental stewardship agreements in place. It is considered that an incoming purchaser may wish to explore such an arrangement, we can advise accordingly.

Rights of Way, Wayleaves & Easements

Black Dad Lane is a bridleway that is interconnected with a number of other bridleway's and public footpaths. The land is sold with the benefit of all existing easements and wayleaves.

Planning

A previous planning consent relating to an agricultural building was approved under 06/D47954 in 2006. It is considered that it would be possible to re-obtain such a consent if the incoming purchaser desired this.

Services

Interested parties should make their own enquiries into the provision of services.

Local Authority

The property lies within the administrative district of Rochdale Metropolitan Borough Council, Number One Riverside, Smith Street, Rochdale, OL16 1XU.

Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or agent offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: luke@banks-surveyors.co.uk

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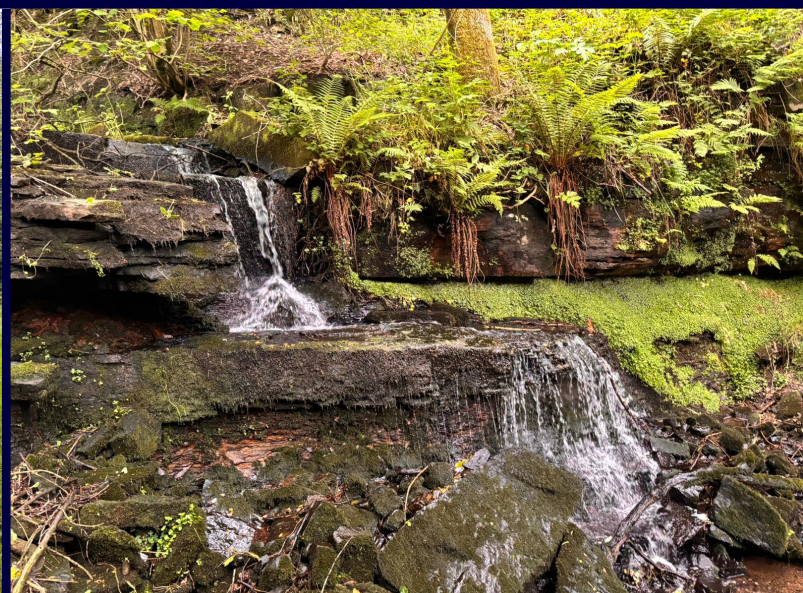
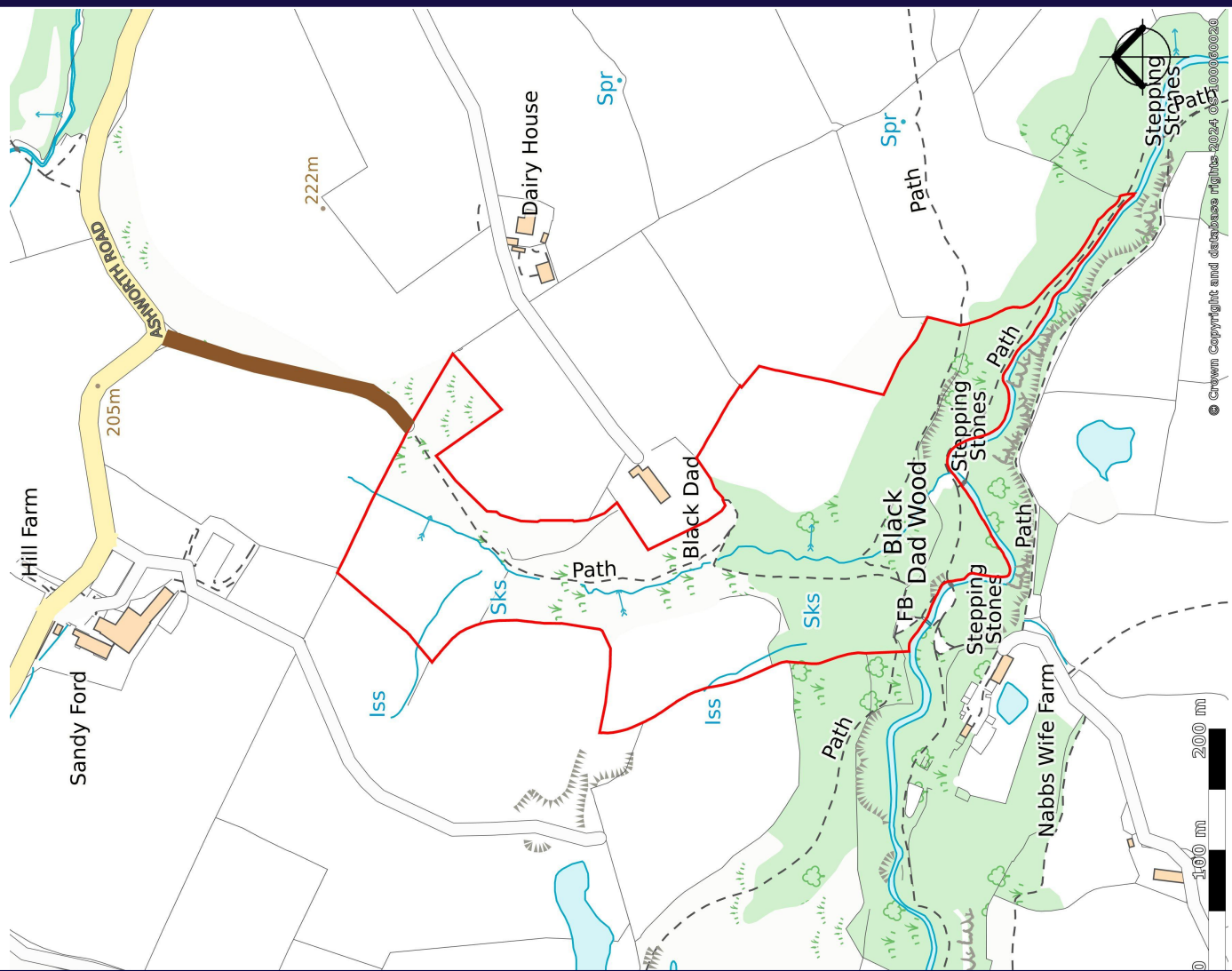


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