



# EAST RODWELL END

TODMORDEN, OL14 8RG

£695,000

Nestled away in an outstanding location is this former working farm. Set in approximately 10 acres and affording panoramic views across the valley towards Stoodley Pike, the farmstead offers a rare opportunity for a buyer to create their dream home or several individual properties.



## HANSONS' OPINION

East Rodwell End offers a unique opportunity for a buyer to create a property or multiple properties, subject to their requirements. The various buildings offer scope for either a private property or, subject to planning permission, 3 individual detached properties. There is ample grazing land which, considering the elevated position, has a small gradient and, therefore, suits a wide variety of purposes. The property offers an exceptional opportunity for equestrians and farmers who want to create their dream home or to a developer who wants to create unique properties.



East Rodwell End forms part of a small hamlet of properties, situated in an elevated position above Todmorden. Accessed via a private lane, the farmstead comprises:

**Farmhouse:** This previously formed a substantial 4-bedroom detached property. Now derelict, the property requires substantial renovation work or complete redevelopment.

**Barn:** This Grade II Listed barn could be converted to form part of a main residence, subject to planning permission, or a detached property in its own right.

**The Piggeries:** Again needing renovation and subject to planning and other consents, the third building at the farm could be used in addition to a main residence for either residential or agricultural purposes, or could potentially form an individual detached property.

**Externally:** Accessed by a long track, the farm also includes an original garden/orchard to the side of the Farmhouse. It is set in more than 10 acres of good grazing land and additional land is available by negotiation.

**Viewing:** Strictly by appointment due to livestock.

## CROSS STONE





- **Development Project**
- **Approximately 10 Acres of Land**
- **Incredible Views**
- **Multiple Properties (subject to planning permission)**

From Todmorden town centre, proceed down Halifax Road. After passing the petrol station on the right-hand side, take the second left turn up Cross Stone Road. Proceed up Cross Stone Road and upon reaching the junction with Hey Head Lane, continue straight ahead, passing the former church on the right-hand side. Continue for approximately ¼ mile before turning right onto Matthew Lane. Follow Matthew Lane down until reaching the property known as West Farm. Parking is available for 2 vehicles immediately before West Farm with access to the property currently on foot.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements