



**43 Bamford Way  
Bamford  
Rochdale  
OL11 5NB**

A large detached bungalow on a 1.5 acre plot in need of extensive renovation but with excellent potential and scope to extend. Together with the extensive grounds, the property would make a superb residence with LAND for horses etc.

The land also has PLANNING PERMISSION FOR 5 DETACHED PROPERTIES. Situated in one of Rochdale's most sought after locations and enjoying a fabulous site off a private drive south of Bamford Way, this is a unique opportunity to acquire a plot of very approximately 1.5 ACRES (6,300 sq meters = 0.63 hectares).

Bamford Academy (primary school) is situated 1 minute away and bus stops for Rochdale, Bury and Manchester plus excellent shops, restaurants and other amenities including Oulder Hill Community School are within easy walking distance.

Planning permission, subject to conditions, was granted on 18 June 2020 as follows:

PROPOSAL: Erection of 5 no. detached dwellings, 4 no. detached double garages and associated access road and infrastructure, following demolition of



**£1,300,000**

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**Bungalow - detached**

existing dwelling - Resubmission of 19/00593/FUL. Location: 43 Bamford Way,  
Rochdale, OL11 5NB

Full details can be found on Rochdale MBC's website by searching 19/00593/FUL in  
the Planning & Building - "Find Planning Applications & decisions" page.





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