



Barnfield Lane, Wardle, Rochdale, OL12 9PN

- FANTASTIC DEVELOPMENT OPPORTUNITY
- DETACHED BARN IN A STUNNING SETTING
- PANORAMIC FAR REACHING VIEWS
- APPROXIMATELY 1 ACRE PLOT

£300,000



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DESCRIPTION

Set in a truly idyllic location, between the sought-after villages of Wardle and Whitworth, this charming barn offers a rare opportunity to create a unique countryside residence, subject to the necessary planning permissions.

Sit in an approximately 1 acre plot (a larger plot maybe negotiable), enjoying an elevated position with superb panoramic views, the barn is nestled within a generous plot – a perfect retreat from the hustle and bustle of everyday life.

Whether you're seeking a rural escape, a development project, or a bespoke home with unbeatable scenery, this property presents outstanding potential in one of the area's most picturesque settings.

Viewing by appointment only, and an early viewing is highly recommended to appreciate the full scope and setting of this exceptional opportunity.





Ground Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



Total area: approx. 52.3 sq. metres (562.6 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

Viewings

Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.