



Tame Barn Farm, 3 Bed Cottage and Barn with Planning Permission

Start Bids £800,000



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Tame Barn Farm, 3 Bed Cottage and Barn with Planning Permission

A Unique Rural Development Opportunity

Set amidst the rolling countryside, this exceptional development opportunity offers the chance to create two stunning dwellings through the conversion and extension of the current dwelling of a traditional barn and three bedroom cottage occupying approximately ten acres of picturesque land.

Located in an enviably peaceful rural setting, yet within easy reach of local amenities and transport links, this rare offering combines rustic charm with modern potential. The site provides ample scope for those looking to create high-end countryside homes, equestrian facilities, or lifestyle properties with panoramic views and open space.

For sale by Modern Method of Auction with a starting bid of £800,000 plus reservation fee.

Key Features:

- Currently a beautiful three bedroom cottage with attached barn
- Full planning permission for the conversion and extension of a characterful barn into two residential dwellings. The proposal included the erection of a detached workshop and the implementation of boundary treatments. (Planning ref 21/01437/FUL)
- **Ten acres** of surrounding land ideal for grazing, leisure, or further landscaping
- Private, scenic location with countryside views in every direction
- Close to **Milnrow, Newhey, Littleborough**, and the **M62 motorway**
- Excellent opportunity for developers, self-builders, or investors
- Whether you envision contemporary rural homes or wish to create a countryside retreat, **Tame Barn Farm** presents a truly unique canvas with unmatched potential.





AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/ Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

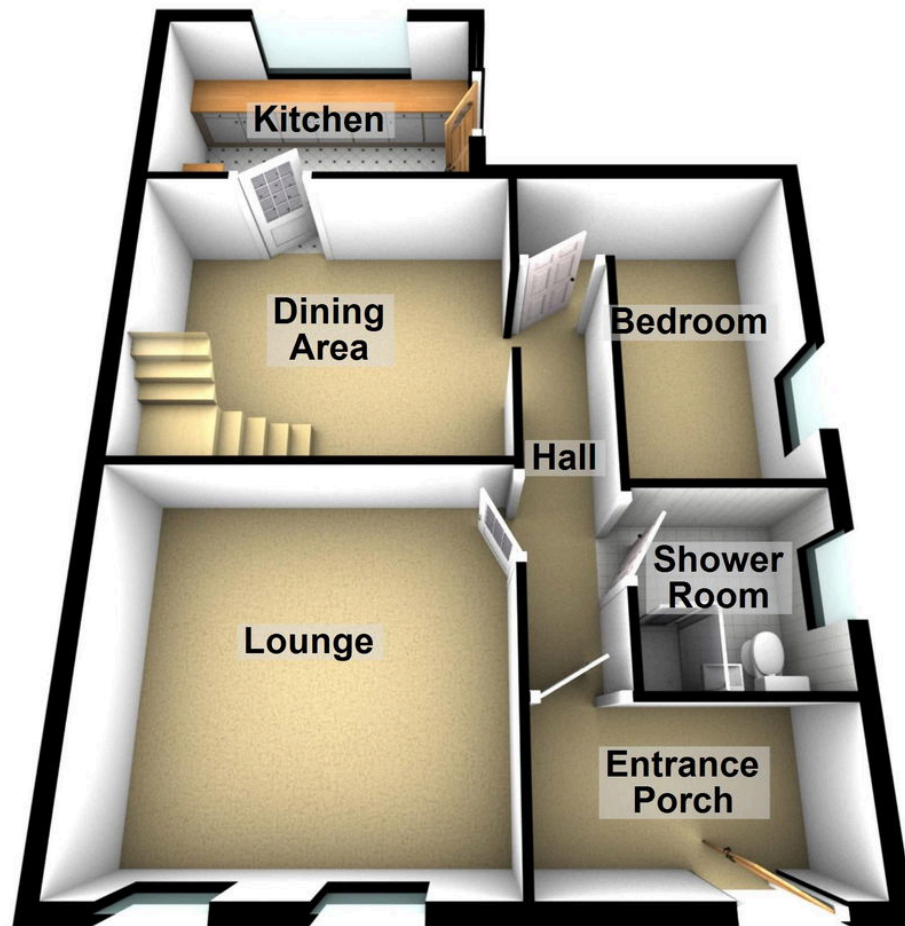
Additional Information

TENURE: Freehold - Solicitor to confirm details

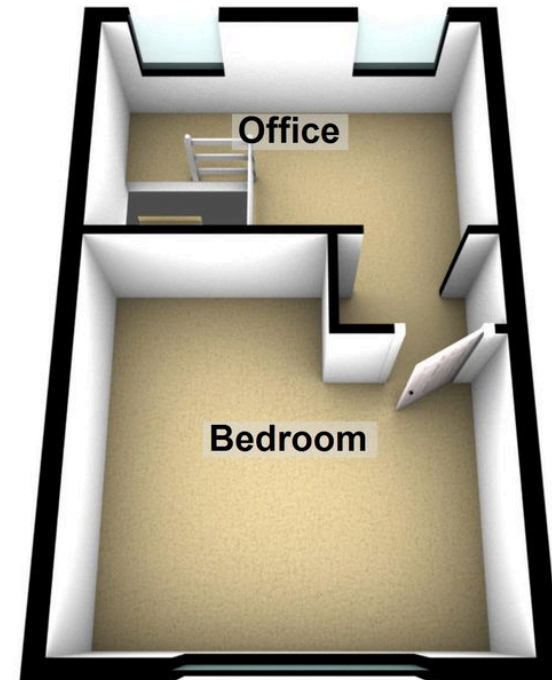
VIEWING ARRANGEMENTS: Strictly by appointment with the agents



Cottage Ground Floor



Cottage First Floor



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