

LAND AT IRWELL VALE, MILNE STREET / AITKEN STREET, ROSSENDALE,



2.012 Acres (0.81 Hectares) Approximately

- **VILLAGE CENTRE SITES**
- **INVESTMENT OPPORTUNITIES**
- **INCOME PRODUCING IN PART**
- **AVAILABLE AS A WHOLE**

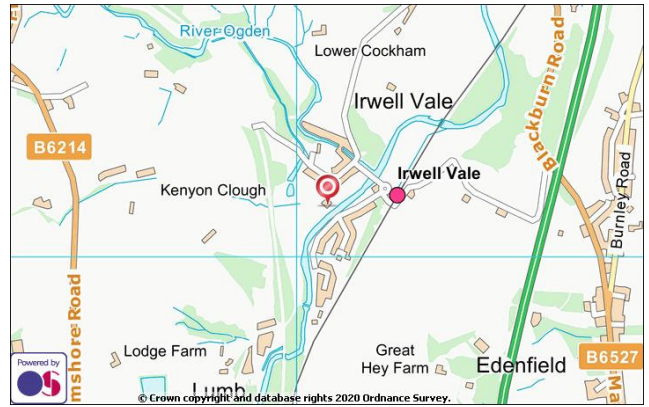


LOCATION

The site is situated in the village centre of Irwell Vale and the Rossendale Valley. The sites are an unusual collection of access roads and accommodation land.

Access to the Irwell Vale, is by Irwell Vale Road, which is just off the B6257, which links Helmshore to Edenfield.

The A680 Haslingden Bypass is nearby and links to the A56 Edenfield Bypass, thereafter to the M66 and in to Greater Manchester.



DESCRIPTION

The sites comprise of areas of access road, which are unadopted, together with the freehold title of cottages within the village, which are held on 999 year ground leases.

The accommodation is shown on the attached plans.

The properties have Title Numbers: -

LA871759
LA769583

ACCOMMODATION

	Acres	Hectares
Total Area	2.012	0.81

(Measurements to be confirmed)

PRICE

Offers invited.

RATES

Not Applicable

EPC

Not Applicable

TENURE

We understand the sites are freehold, but prospective purchasers must rely on inspection of the site and disclosure of the Deed plans from the vendors Solicitors.

The ownership includes the freehold interest of numbers 3 and 5 Hardsough Fold, but are subject to 999 year Ground Leases and a total rent of circa £20 per annum. This will be confirmed by the Solicitor in due course.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly By Appointment only:
NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
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Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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