

TRUB FARM, MANCHESTER ROAD, CASTLETON, ROCHDALE, OL11 2XG



RESIDENTIAL DEVELOPMENT SITE

12.45 Acres (5.04 Hectares)

- ATTRACTIVE LOCATION
- PLANNING FOR RESIDENTIAL (NOW LAPSED)
- GREENFIELD SITE



LOCATION

Trub Farm is situated off Manchester Road in Castleton, which is the A664. The property is greenfield in nature and has significant frontage to Manchester Road and thereafter a second frontage to the Rochdale Canal. There are attractive views towards the Pennines. The access from Manchester Road is via a proposed adopted highway over a bridge across the canal.

DESCRIPTION

The site amounts to 12.45 acres (5.04 hectares approximately) and is greenfield in nature. The existing canal bridge is built to an adaptable standard and is designed to be able to be widened. Further information on this can be provided. The site is generally flat, with significant frontage to the Rochdale canal.

ACCOMMODATION

Total Area	12.45 Acres	5.04 Hectares
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(Measurements to be confirmed)

SERVICES

It is understood that all main services are available at the site, however, prospective purchasers should make their own utility enquiries.

PRICE

Freehold offers are requested.

TERMS

The site is being sold by private treaty. Freehold offers are invited.

TENURE

We understand the property is freehold and free from chief rent.

LEGAL FEES

Each party to be responsible for their own legal fees.



PLANNING

1. Planning permission was granted on Appeal, (Reference APP P/P4225/A/12/2185947) which granted outline planning permission for up to 179 private dwellings, up to 70 bedroom residential care home and up to 55 private retirement flats, together with 1,250 sq metres of mixed ground floor, commercial floor space. The current site, which is being offered for sale, has a maximum of 179 houses and is the first phase of a two phase scheme.

2. Full information on previous planning applications can be provided by this office or Richard Gee, at Roman Summer Planning Consultants (01706 829 592).

SITE INVESTIGATION

A Site Investigation Report is available on request.

VIEWING

By appointment only with the Sole Agent.
NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

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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