

## **FOR SALE**

# 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 (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**

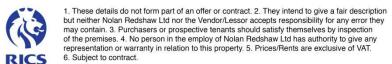
The site is being sold by prvate treaty. Freehold offers are invited.

#### **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.





