

EDENWOOD LANE, OFF BOLTON ROAD NORTH, RAMSBOTTOM, BURY, BL0 0EX



RESIDENTIAL DEVELOPMENT LAND

4.92 Acres (1.99 Hectares)

- **RARE OPPORTUNITY TO PURCHASE A RESIDENTIAL SITE IN A PICTURESQUE LOCATION.**
- **LOCATED IN THE ROSSENDALE VALLEY, SUITABLE FOR TRADITIONAL HOUSING, SUBJECT TO PLANNING PERMISSION.**



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LOCATION

Edenwood nestles in a picturesque former green belt location in the Rossendale Valley, which affords the development with excellent rural views. The building is situated on Edenwood Lane, adjacent to the A676 Bolton Road. There is quick access to all North Manchester conurbations and Manchester City Centre is approximately 10 miles away due South via the M66 Motorway.

Access to the site will be via Wood Lane.

The nearest town is Ramsbottom, which is $\frac{3}{4}$ mile to the south. Ramsbottom has, in recent years, received national acclaim as a place to live, due to its vibrant Town Centre with an unusual mix of notable local traders, such as The Chocolate Café, restaurants and a number of boutique retailers. The town boasts a steam railway station; regular farmers' markets and a jazz/folk festival.

DESCRIPTION

This is partly the site of the former Edenwood Mill. It is within a tree lined valley area adjacent to an attractive stream.

This is a unique opportunity to purchase a brownfield site in a former green belt location, together with adjacent land off Wood Lane.

The attached indicative plan shows the potential acreage that may be developable on site.

ACCOMMODATION

Total Area	4.92 acres / 1.99 hectares, approx.
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Further land can be made available by negotiation, i.e. 2.21 acres on the former mill lodge adjacent to the mill

SERVICES

All mains services, except gas, are in close vicinity of the site.

PRICE

On application.



EPC

Not Applicable

PLANNING

The site has been reallocated out of green belt in the recently adopted Rossendale Local Plan and is now allocated for residential development.

Contact Rossendale Borough Council: 01706 217777 for confirmation.

HIGHWAYS

The existing access lane has two lay-bys in the vendor's ownership, where passing places can be provided. Access is likely to be via Wood Lane – see plan.

METHOD OF DISPOSAL

The property is available by way of either conditional or unconditional transaction.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The premises are no longer rated.

TENURE

The premises are freehold and free from chief rent.



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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FURTHER INFORMATION

We have reports available on: -

- Highways
- Heritage
- Flood Risk
- Building Survey on the mill
- Green Belt Release Study

VIEWING

Strictly by appointment 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.





Stubbins

Wood Avenue



