



Manor Farm, Knowls Lane, Lees OL4 5RU

Guide Price £275,000



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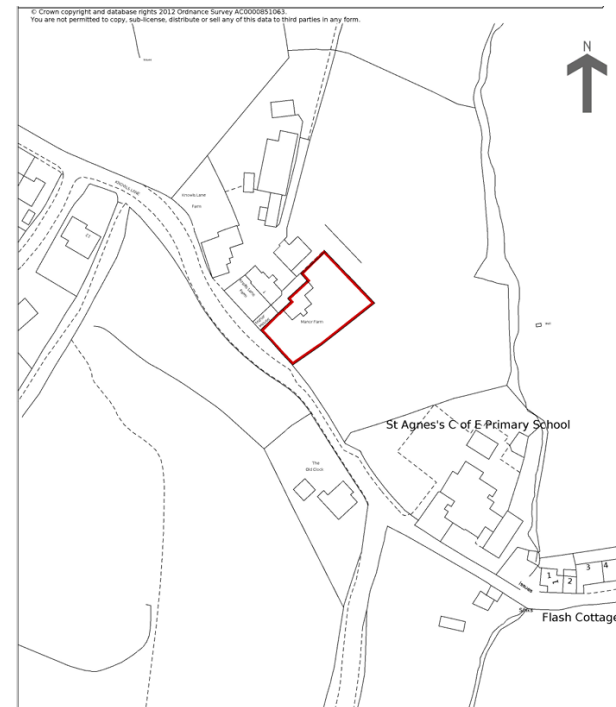
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A Rare Grade II Listed Cottage with Exceptional Development/ Restoration Potential. Manor Farm presents a rare opportunity to acquire a Grade II Listed cottage occupying a substantial plot in a semi-rural location on Knowls Lane, Lees, Oldham.

Offered for sale by Modern Method of Auction with a starting bid of £275,000 (plus reservation fee) is this Three Bedroom Character Cottage for sale with NO CHAIN therefore VACANT POSSESSION on completion. There has been historic planning permission granted in 2013 (ref PA/333851/13 with Oldham Council) for two dwellings on the plot.

Internally the property is full of original features and is generously proportioned and offering a fantastic blank canvas for modernisation and improvement. The living space comprises porch, lounge, kitchen/diner and separate sitting/dining room to the ground floor, whilst to the first floor there are three bedrooms and a family bathroom.





Requiring complete renovation throughout, this characterful period property offers purchasers the chance to restore a historic home to its former glory while benefiting from the generous surrounding grounds and significant future potential. The site has previously benefited from planning permission for the construction of two separate dwellings (subject to purchasers making their own enquiries regarding current planning status and doing their own due diligence), making Manor Farm an exciting proposition for developers, investors, or those seeking to create a unique family estate.

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.

Porch - 1.65m x 1.68m (5'5" x 5'6")

Kitchen/Diner - 4.14m x 4.44m (13'7" x 14'7")

Lounge - 5.38m x 4.17m (17'8" x 13'8")

Sitting/Dining Room - 6.5m x 2.57m (21'4" x 8'5")

Landing - 2.84m x 0.66m (9'4" x 2'2")

Bedroom - 2.74m x 4.34m (9'0" x 14'3")

Bedroom - 2.49m x 4.32m (8'2" x 14'2")

Bedroom - 2.06m x 4.37m (6'9" x 14'4")

Bathroom - 3.12m x 3.15m (10'3" max x 10'4" max)

Additional Information

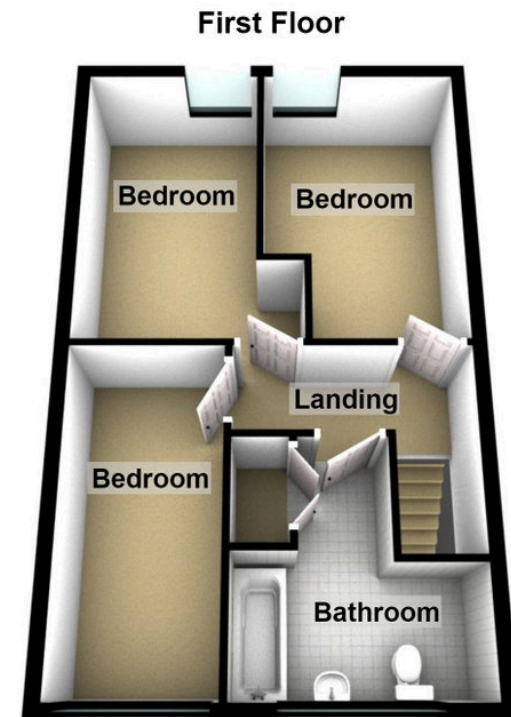
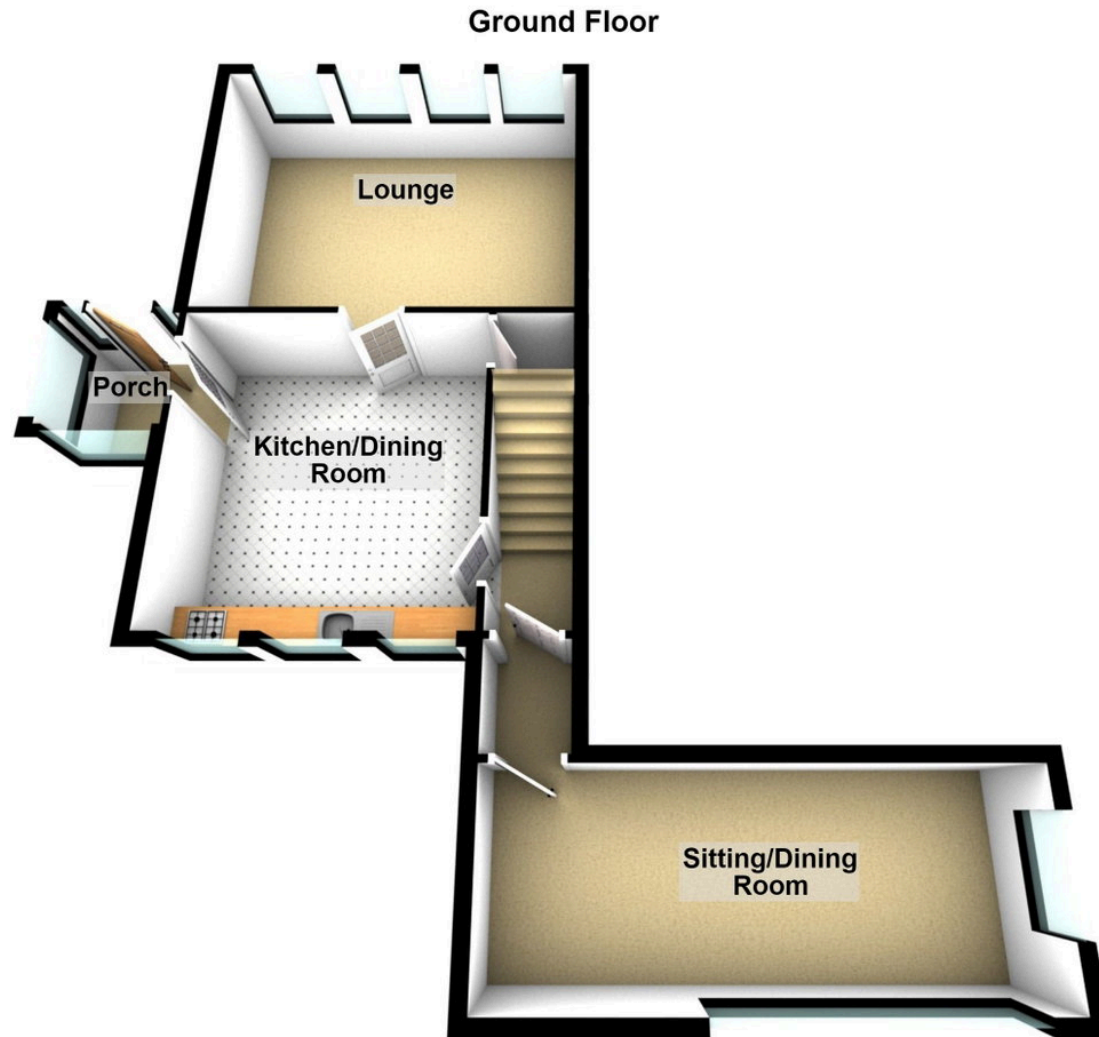
TENURE: - Freehold (Solicitor to confirm details).

COUNCIL BAND: D - Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.







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