

**BANKS**

## Chartered Surveyors

Agricultural | Residential | Commercial

**Barn with planning permission, two agricultural buildings and circa 10.90 acres or thereabouts of agricultural land at Greengate Hill Farm, Ashworth Road, Rochdale, OL11 5UN  
For Sale by Private Treaty  
Guide Price: £350,000**



**An excellent opportunity to acquire a barn with Class Q planning permission to convert into a dwelling, two agricultural buildings and some 10.90 acres of agricultural land, most of which comprises of grassland (10.42 acres). Together, the buildings and land offer a versatile rural holding suitable for residential conversion, agricultural use, equestrian activity or lifestyle purposes.**

### Location

The property is situated in an attractive rural position on Ashworth Road, between Rochdale and Heywood, enjoying open views across rolling countryside while remaining highly accessible. Greengate Hill Farm lies approximately 3 miles south of Rochdale town centre and around 2.5 miles from Heywood, with convenient access to the wider North Manchester region via Junction 19 of the M62, located roughly 4 miles to the south. The surrounding area comprises a mix of farmland, wooded cloughs and upland pasture, offering a peaceful rural setting within easy reach of local services, transport links and amenities.

///what3words:///warns.hang.reject  
(Centre of the barn with planning permission)

### Description

The property comprises a traditional stone barn with Class Q Prior Approval for conversion to a residential dwelling, accompanied by two useful agricultural buildings and approximately 10.90 acres of grazing land.

The barn forms an attractive focal point within a compact yard, with two additional structures providing valuable storage, workshop and agricultural capacity. The land is located north of the buildings in a ring-fenced block, with established trees and woodland edge along the eastern and northern boundaries enhancing privacy and amenity.

### Method of Sale

The land is offered for sale by private treaty.

### Planning

The principal barn benefits from Class Q Prior Approval for conversion to a single residential dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior Approval was granted by Rochdale Borough Council under reference 25/00674/PRA56, dated 29 August 2025. The approval permits the change of use of the existing agricultural barn to a dwelling together with associated external works, in accordance with the plans and conditions set out within the decision notice. The agricultural buildings may have alternative use potential (Subject to planning).

### Services

Interested parties should make their own enquiries into the provision of services.

### Local Authority

The property lies within the administrative district of Rochdale Borough Council.

Address: Number One Riverside, Smith St, Rochdale OL16 1XU  
Contact Number: 01706 647474

### Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or agent offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

### Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: [luke@banks-surveyors.co.uk](mailto:luke@banks-surveyors.co.uk)

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### **Flooding**

The site sits within Flood Zone 1, the lowest probability of flood risk allocation.

### **Public Rights of Way**

The property has a public footpaths along the southern border of the land according to SearchLand.

### **Title & Tenure**

The property is offered for sale Freehold and will be sold with vacant possession upon completion. The Subject Property forms the Titles held under MAN212372, MAN236457 & MAN212376, some of which are jointly owned.

### **Access**

The land has direct access along an owned track off Ashworth Road.

### **Photographs, Plans & Measurements**

The plans, photographs and measurements are provided for identification purposes only. The Sale Plan can be found on the reverse of these Sales Particulars.

### **Boundaries**

The boundaries of the land are shown on the Sale Plan contained at the reverse of these Sales Particulars.

### **Wayleaves & Easements**

The property is sold with the benefit of all existing rights of way, covenants, wayleaves, easements and the like.



Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

Banks Chartered Surveyors for themselves and for the vendors or lessors of this property whos agent they are, give notice that:

[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of Banks Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

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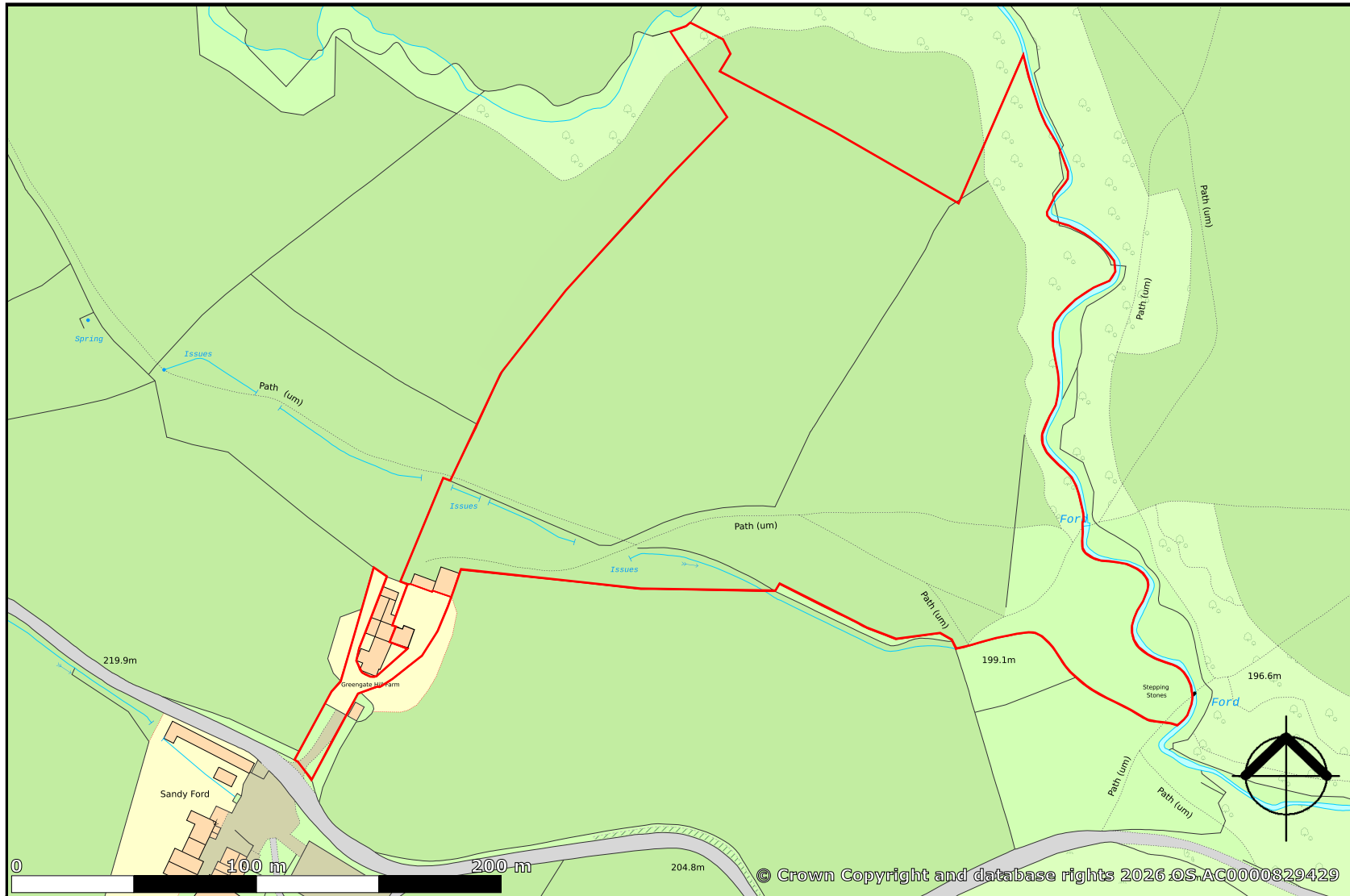
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Plotted Scale - 1:2,500

Barn conversion, buildings and land at Greengate Hill Farm, Ashworth Road, Rochdale, OL11 5UN