

Cherry Tree House Dam Top, Rossendale

Guide Price £250,000

Miller Metcalfe
Every step of the way

Cherry Tree House Dam Top

Rossendale

RARE DEVELOPMENT OPPORTUNITY | APPROX. 1/3 ACRE | ARCHITECT DRAWINGS FOR PREVIOUS APPLIED PLANNING AVAILABLE| CASH BUYERS ONLY

Cherry Tree House is a substantial three-storey property set in an idyllic Rawtenstall location, offering exceptional potential for redevelopment.

The property sits on a **large plot of approximately 1/3 acre (not independently verified)** and includes **two attached cottages, a large basement, extensive gardens and generous room sizes throughout**.

Previous architect drawings have been drawn up for demolition of the existing property and the construction of three houses with a courtyard. There may be potential to explore a larger scheme, potentially up to five properties, subject to a further planning application and all necessary consents.

The property requires **significant refurbishment**, making this an exciting opportunity for developers, investors or those seeking a substantial project.

Chain free | Approx. 1/3 acre | 3 floors | 2 cottages | Development potential | Cash buyers only

Early viewing is highly recommended.

Auctioneer 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 will pay £349 inc VAT for this pack. 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 £450. These services are optional.

Council Tax band: E

Tenure: Freehold



























GROUND FLOOR
2031 sq.ft. (188.5 sq.m.) approx.

1ST FLOOR
1500 sq.ft. (139.3 sq.m.) approx.

2ND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 6743 sq.ft. (626.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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