



**Healey Dell Nature Reserve
Rochdale**

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Healey Corner
Rochdale
Greater Manchester, OL12 6BG

1.94 acres (0.78 ha) or thereabouts

Guide Price: £15,000

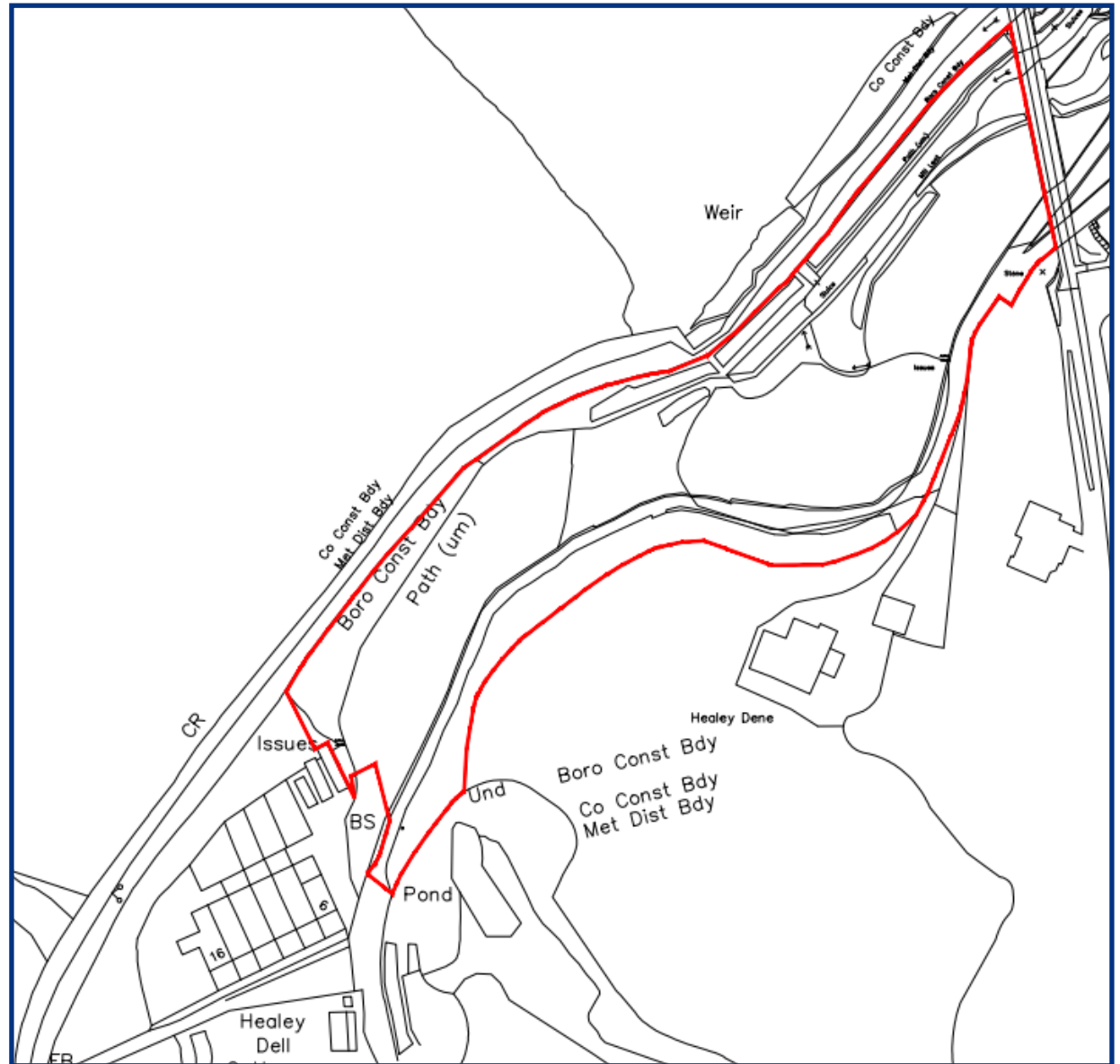
A rare opportunity to acquire some mature Woodland two miles from Rochdale Town Centre.

This serene block of woodland is home to a variety of diverse wildlife and unique features which have been carved by the River Spodden over many years.

The land may be viewed at any reasonable time during daylight hours upon receipt of the sales particulars. Purchasers view at their own risk.

If you have any queries or would like to make an offer, please contact Rachel Atkinson or Adam Winthrop either by phone on 01756 692900, or by email:-

Rachel.atkinson@wbwsurveyors.co.uk
Adam.winthrop@wbwsurveyors.co.uk



Not to Scale - For Identification Purposes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.