Red House Broadhalgh Avenue

Bamford Rochdale OL11 5LW

ADAMSONS

Red House Broadhalgh Avenue
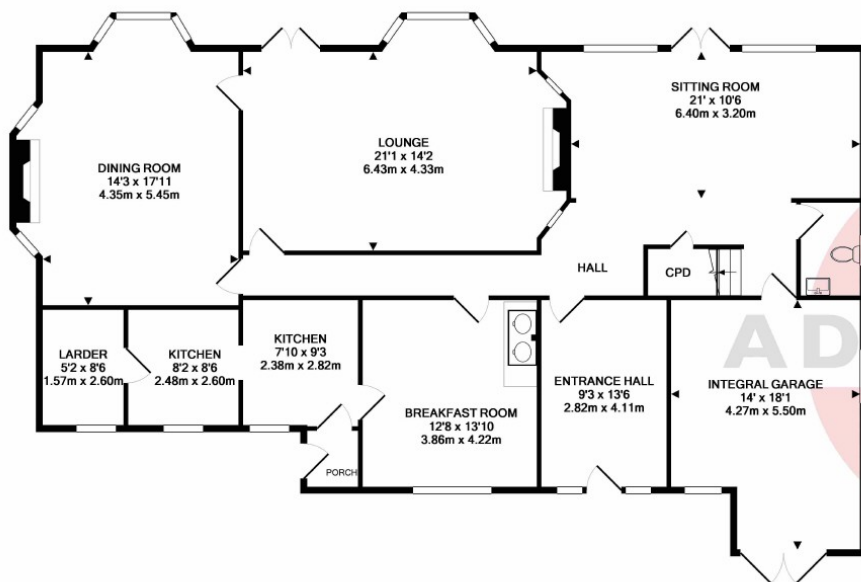## Bamford Rochdale

£975,000

SET IN APPROXIMATELY 0.78 OF AN ACRE (0.32 hectare) AND WITH THE BENEFIT OF PLANNING PERMISSION FOR AN ADDITIONAL 2 SUBSTANTIAL HOUSES, AN IMPOSING EARLY 1900'S CHARACTER PROPERTY WITH 3 RECEPTION ROOMS AND 7 BEDROOMS. Situated in Broadhalgh, one of Rochdale's most sought after locations and enjoying Conservation status, this is a rare opportunity to develop in the area. Conveniently placed with beautiful walks on the door step, a short walk from Rochdale golf course, rugby union football club, bus stops for Bury and Rochdale, shops, restaurants and excellent amenities including schools plus motorway access, tram and train stations all nearby. THE PLANNING PERMISSION REQUIRES THE RESTORATION OF THE RED HOUSE AND CONDITIONS APPLY TO THE WHOLE DEVELOPMENT.
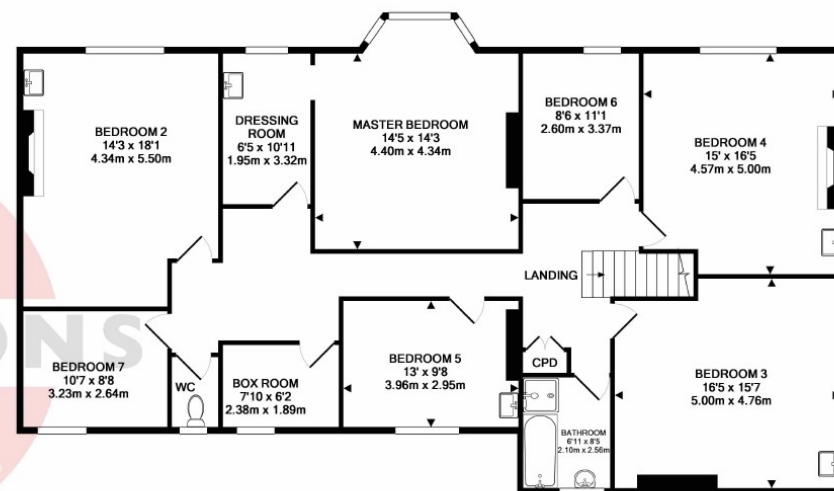
The property is understood to be freehold and was built around 1910 and extended in the 1930's; Red House existing Council Tax Band G; Gas central heating.

PLANNING APPLICATION REFERENCE: 15/01450/FUL - Land South of 13 Broadhalgh Avenue (date of application 14 December 2015; date of decision 10 October 2016; the development must be begun not later than 3 years beginning with the date of the permission). AN AGREEMENT HAS BEEN ENTERED INTO PURSUANT TO SECTION 106 OF THE TOWN & COUNTRY PLANNING ACT 1990 IN RESPECT.

SITTING ROOM
21' x 10'6
6.40m x 3.20m

LOUNGE
21'1 x 14'2
6.43m x 4.33m

DINING ROOM
14'3 x 17'11
4.35m x 5.45m

HALL

CPD

LARDER
5'2 x 8'6
1.57m x 2.60m

KITCHEN
8'2 x 8'6
2.48m x 2.60m

KITCHEN
7'10 x 9'3
2.38m x 2.82m

BREAKFAST ROOM
12'8 x 13'10
3.86m x 4.22m

PORCH

ENTRANCE HALL
9'3 x 13'6
2.82m x 4.11m

INTEGRAL GARAGE
14' x 18'1
4.27m x 5.50m

GARAGE

GROUND FLOOR

BEDROOM 2
14'3 x 18'1
4.34m x 5.50m

DRESSING ROOM
6'5 x 10'11
1.95m x 3.32m

MASTER BEDROOM
14'5 x 14'3
4.40m x 4.34m

BEDROOM 6
8'6 x 11'1
2.60m x 3.37m

BEDROOM 4
15' x 16'5
4.57m x 5.00m

LANDING

BEDROOM 7
10'7 x 8'8
3.23m x 2.64m

WC

BOX ROOM
7'10 x 6'2
2.38m x 1.89m

BEDROOM 5
13' x 9'8
3.96m x 2.95m

CPD

BATHROOM
6'11 x 8'5
2.10m x 2.56m

BEDROOM 3
16'5 x 15'7
5.00m x 4.76m

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NORTH ELEVATION   SOUTH ELEVATION   EAST ELEVATION   WEST ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE PLAN 1:500

LOCATION PLAN 1:1250

For Information

MR M DOHENEY

THE RED HOUSE

PROPOSED OFFSET
HOUSES IN LAND TO REAR