



Mayroyd Norden Road

Bamford Rochdale OL11 5PT

ADAMSONS

Mayroyd Norden Road

Bamford Rochdale

Offers in the region of £2,000,000

- Magnificent character residence
- Gated private drive
- 4 reception; 8 beds
- Swimming pool, gym etc

A substantial period Edwardian stone built detached residence with the benefit of PLANNING PERMISSION FOR 3 DETACHED HOUSES & CONVERSION OF THE EXISTING DWELLING TO FORM 2 RESIDENTIAL DWELLINGS. Dating back to 1906 with a wealth of character and enjoying a stunning attached swimming pool and leisure complex. Extending to approximately 0.46 hectares (1.14 acre) and accessed via a private gated drive, this magnificent property includes 4 reception rooms and 8-9 bedrooms plus a 3 car garage with gymnasium. A rare opportunity to acquire this unique property and development potential. FULL DETAILS AND PLANS AVAILABLE ON REQUEST.

The planning proposal comprises a "hybrid" planning application (part outline and part full). Outline to include details of access, layout and scale for the erection of three detached dwellings; full application for conversion of existing dwelling to form two residential dwellings including replacement of glazed link with solid wall and alterations to fenestration. Planning permission granted 6th December 2018. The development must be begun not later than three years beginning with the date of this permission.

Conveniently located within a very short walk of Bamford Precinct with restaurants, Tesco Express etc, Bamford Academy primary school and beautiful countryside. Also within easy reach are St Michael's primary school, Oulder Hill Community School and buses for Rochdale, Bury and Manchester. Motorway access is 3 miles away and Manchester City Centre 11 miles.

Freehold; Main house built 1906; Garage built 2001 & pool complex 2005; Council Tax Band H; Double glazed (part triple with original stained glass); Gas central heating; Planning permission subject to conditions; Tree Preservation Orders in place; Located off Norden Road almost opposite Norford Way.





SECOND FLOOR PLAN

This drawing is provided as a reference to guide artist Fleming Peterson in building his final approval papers only. It is not a game plan and the drawing cannot be used as such.



This drawing and all contents are the copyright of James Gossard Associates Ltd. No copies to be made from the drawing. It is to be used only as a reference to guide artist Fleming Peterson in building his final approval papers only.

The contractor has the duty to be familiar with both the artist's and the contractor's contract. Contractor to visit site, study the details provided with the drawing and be familiar with the details to be carried out in accordance with the artist's plan only. Any signed drawings must be checked prior to any type of construction. All works and materials to comply with all relevant Irish Building and other applicable Building Regulations. The materials specified within this drawing are a guide to the contractor as they are recognized materials with genuine ISO certifications etc. Any contractor who decides to use any of relevant materials than that stated on the drawing must inform James Gossard Associates Ltd.

Any discrepancies/ omissions or items found that were not visible at the time of the initial survey report to be reported to James Gossard Associates Ltd. immediately.

CONSTRUCTION NOTES:-

A. Updated: 2/25/18 February 2017

DRAWING TITLE	
EXISTING FLOOR PLANS	
JAMES CAMPBELL ASSOCIATES Ltd	
	CHAIRMAN: ARCHITECTURAL TECHNOLOGISTS FLOOR: ARCHITECTURAL TECHNOLOGISTS MANAGER: ARCHITECTURAL TECHNOLOGISTS COMMERCIAL & TECHNICAL SPECIALISTS
General Manager Project Manager Project Engineer Project Architect	Tel: 02071 222222 Fax: 02071 222222 Email: info@jamescampbellassociates.co.uk www.jamescampbellassociates.co.uk
	
PROJECT	
RESIDENTIAL DEVELOPMENT	
LOCATION	
Mayrold Norden Road Banford Rochdale	
DRAWN:-	Frank James Smith
DATE:	19th January 2018
SCALE:	1:1500
ISSUE:-	
DRAWING NUMBER:-	
15.1270.10A	



Viewing by appointment via agent on 01706 522424

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.





