

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 EXISITING 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.

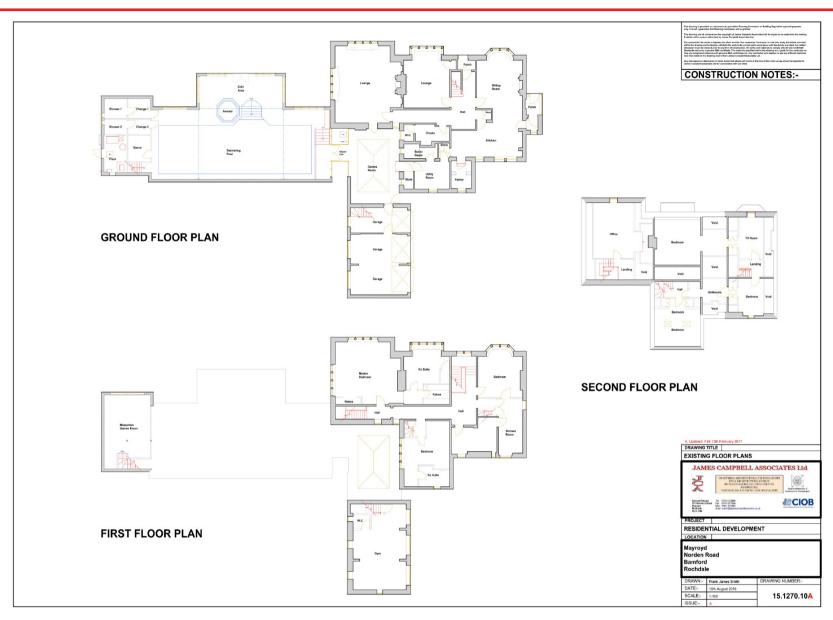
Freehold; Main house built 1906; Garage built 2001 & pool complex 2005; Council Tax Band H; Double glazed (part triple with original stained glass); Gas central heating; Planning permission subject to conditions; Tree Preservation Orders in place; Located off Norden Road almost opposite Norford Way.













Viewing by appointment via agent on 01706 522424

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