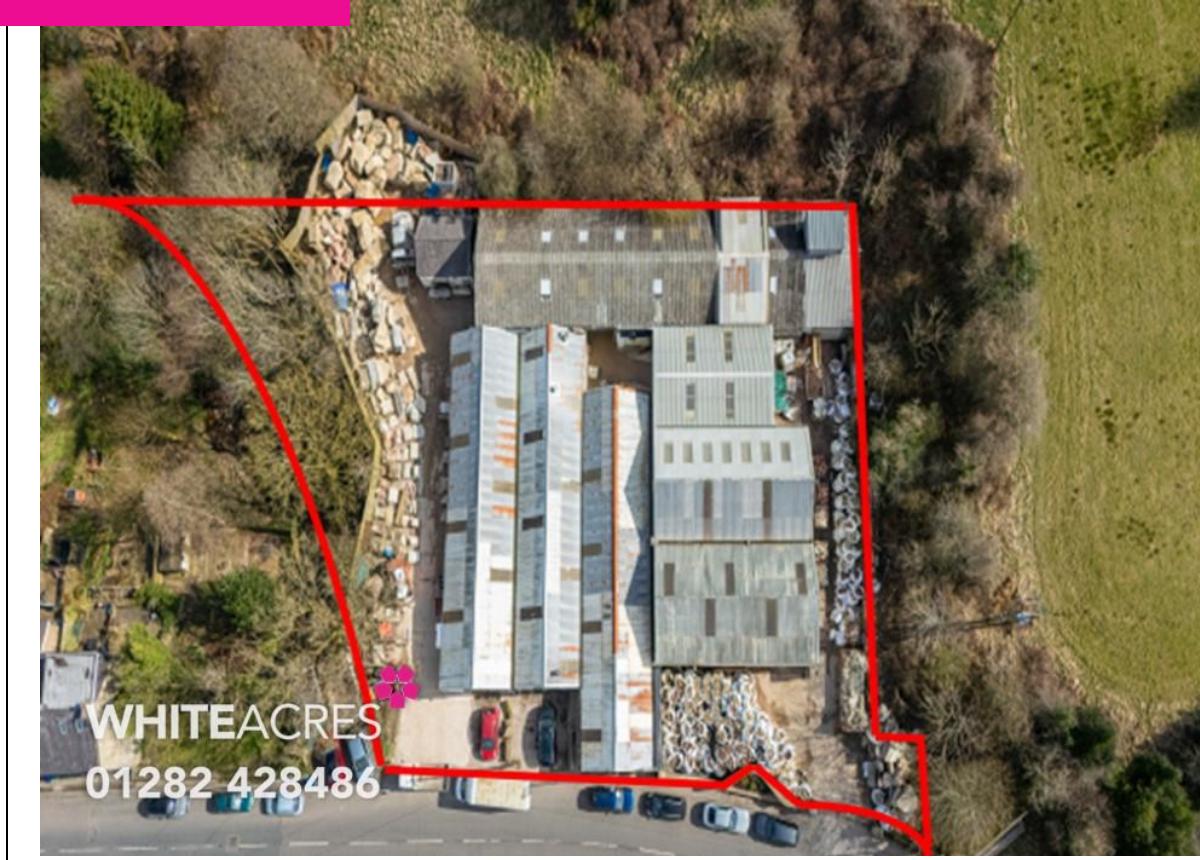


FOR SALE



Former stone merchants extending in total to 14,600 sq ft

Unit 1-3 Hope Mill, Whalley Road, Ramsbottom, Bury, BL0 0ES

- ❖ Potential development site extending to approximately 0.65 acres in popular residential location
- ❖ A series of interconnecting workshop units occupying a prime main road position with yard space
- ❖ Potential retirement living development (subject to obtaining the necessary planning consent)
- ❖ Popular residential location close to Edenfield village and Ramsbottom
- ❖ Substantial former stone works extending to approximately 14,600 sq ft
- ❖ Highly prominent location fronting Bury Road in Edenfield, within half a mile of connections to the M66
- ❖ Potential convenience store opportunity with apartments on the upper floors (subject to planning)

FOR SALE DUE TO RELOCATION

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Whalley Road on the edge of Edenfield Village. The site is positioned close to the Edenfield roundabout with excellent connections to the M66 motorway.

Edenfield is a village within the borough of Rossendale being approximately 2.5 miles North of Ramsbottom and 6 miles South of Rawtenstall. Edenfield is a sought after residential location within a short drive of Manchester having a population of approximately 2,000 residents.

Description

A series of interconnecting workshop units in a prominent main road location on the edge of Edenfield village in the borough of Rossendale.

The site comprises of various interconnecting workshop units and offices with two yard areas. There is also forecourt parking positioned at the front of the site.

The site was originally self-contained units but has been occupied by a stone mason for a number of years and is now available due to relocation.

The site extends to approximately 0.65 acres and may be suitable for a convenience store or a retirement living complex, subject to obtaining the necessary planning consent.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	SQ FT	SQ M
GIA	14,675.7	1,363.7

Purchase Price

Price on application

Vat

The property is elected for VAT, which will be charged in addition to the purchase price.

Tenure

Understood to be leasehold.

Services

We understand the property has the benefit of mains electricity, water and gas.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Planning

The site has been occupied in its entirety by a stone merchants for a number of years.

The site may be suitable for a retirement living scheme or a convenience store, subject to obtaining the necessary planning consent.

The sellers would consider an option period and all further planning enquiries should be directed to Rossendale Borough Council on 01706 217777.

Legal Costs

Each party is to be responsible for their own legal costs.

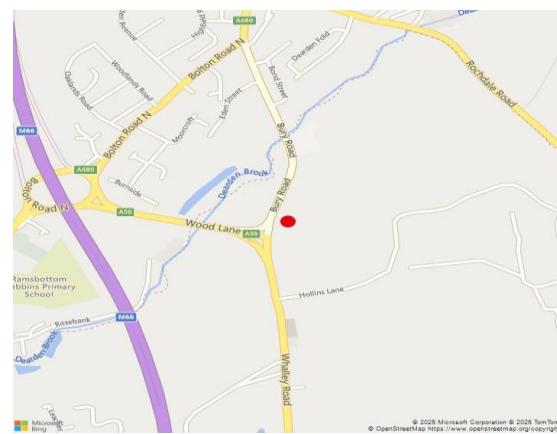
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

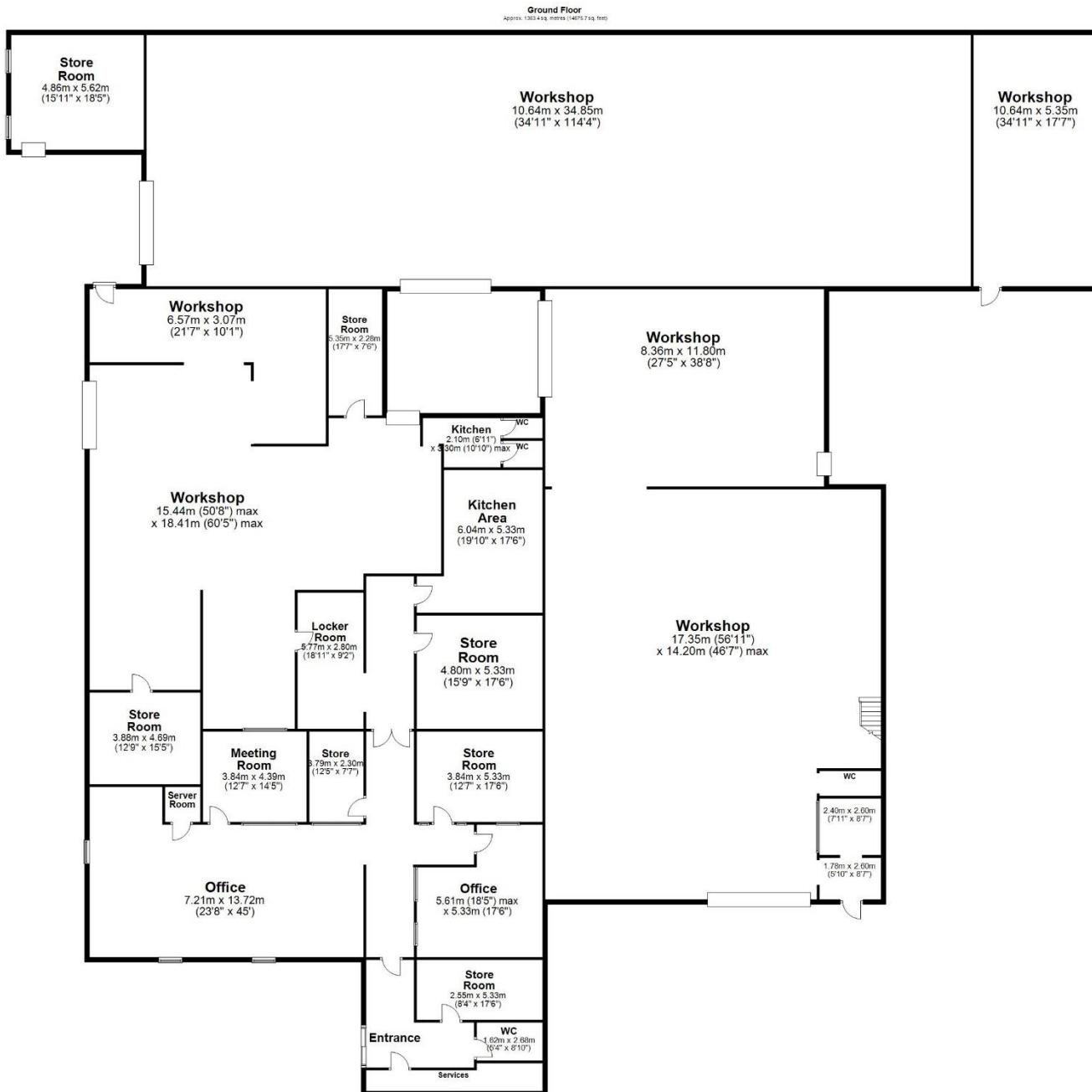
Whiteacres Property
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10 Church Street,
Padiham,
BB12 8HG



www.whiteacres-property.co.uk

WHITEACRES

These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.



HM Land Registry
Official copy of
title plan

Title number **MAN382345**
Ordnance Survey map reference **SD8018NW**
Scale 1:1250 enlarged from 1:2500
Administrative area **Greater Manchester : Bury**

