

Thornyhurst Farm, Birtle,
Heywood, BL9 6UU



Thornyhurst Farm, Birtle, BL9 6UU

- Superbly located lifestyle property with dramatic long distance views set within its own ring fence
- Detached farmhouse presenting opportunities for renovation or possible demolition and new build (subject to consents)
- Traditional stone barns with the potential to create 2 family homes (subject to consents)
- Characterful agricultural land offering a mix of meadow and pasture land with a gentle southernly aspect extending to circa 13.98 Ha (34.54 acres)
- Easy commuting distance of the major business centres of the North West

Guide Price £750,000



GENERAL DESCRIPTION

With spectacular long distance views and its proximity to a number of major business centres, Thornyhurst Farm offers an opportunity to create high quality residential dwellings within extensive farmland.

The farmstead comprises of the house, traditional barns and farmyard located in the centre of the land. The characterful farmland has a southerly aspect and there is mix of productive meadows as well pasture land and pockets of mature woodland which provides a haven for wildlife.

PROPOSED PLANS

Planning applications have been made to Rochdale Council to demolish the farmhouse and construct a new detached dwelling on the site along with the conversion of the traditional stone outbuildings into two generous family homes. No approval has been granted. Copies of all the submitted documents are available on our website.

Subject to planning approval the existing detached farmhouse could be replaced with a new contemporary dwelling. Set over two floors and under a stylish mono pitch roof design the resulting house offers four bedroom family accommodation with extensive reception rooms including a spacious dining kitchen and games room with a GIA of circa 255 sq m (2744 sq ft).

Separated from the house by the farmyard, two traditional barns form an L shape. The proposed plans show a more traditional conversion that will create two semi-detached family dwellings set over two floors and each with four bedrooms and generous living accommodation. The two proposed dwellings are evenly sized and have a combined GIA of circa 368 m sq (3961 sq ft).

FURTHER INFORMATION

Copies of the proposed architect's plans are available on our website.

ACCESS

The access to the property is via a shared drive off Birtle Road before entering the land that belongs to Thornyhurst Farm. Details of the access are shown on the site plan.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register under the Basic Payment Scheme and is classified as Non Severely Disadvantaged. No Entitlements are included in the sale but if the future owner is eligible to claim the BPS and they can secure the necessary Entitlements then it would attract a payment of circa £3,234.51 based on 2019 payment rates.

ENVIRONMENTAL SCHEMES

None of the land is currently entered into any Environmental Stewardship Schemes, but would be eligible.

TENURE

The property is held freehold and vacant possession will be given upon completion.

SERVICES

The existing farmhouse has mains electricity. New mains connections will be required for the barn conversions and all properties will require a mains water supply or similar. Sewage disposal from the farmhouse is to a septic tank and this will need to be upgraded to a package treatment plant to serve all the proposed dwellings on completion of the development.

COUNCIL TAX

Thornyhurst Farm is in Council Tax Band 'B' and for further information please consult the Rochdale Council website.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefits of all easements and wayleaves, both public and private, whether mentioned in these particulars or not. There are public footpaths crossing the land that is included within the sale and interested parties should ensure that they are aware of the routes and how they may affect the property.

MINING HISTORY

There is a history of mining in the area and a copy of a desktop report undertaken for Thornyhurst Farm is available on our website.

VIEWINGS & OFFERS

The property may only be viewed strictly by prior appointment with the Selling Agents WBW Surveyors. For further information please contact David Claxton or Chloe Winter on 01756 692900.

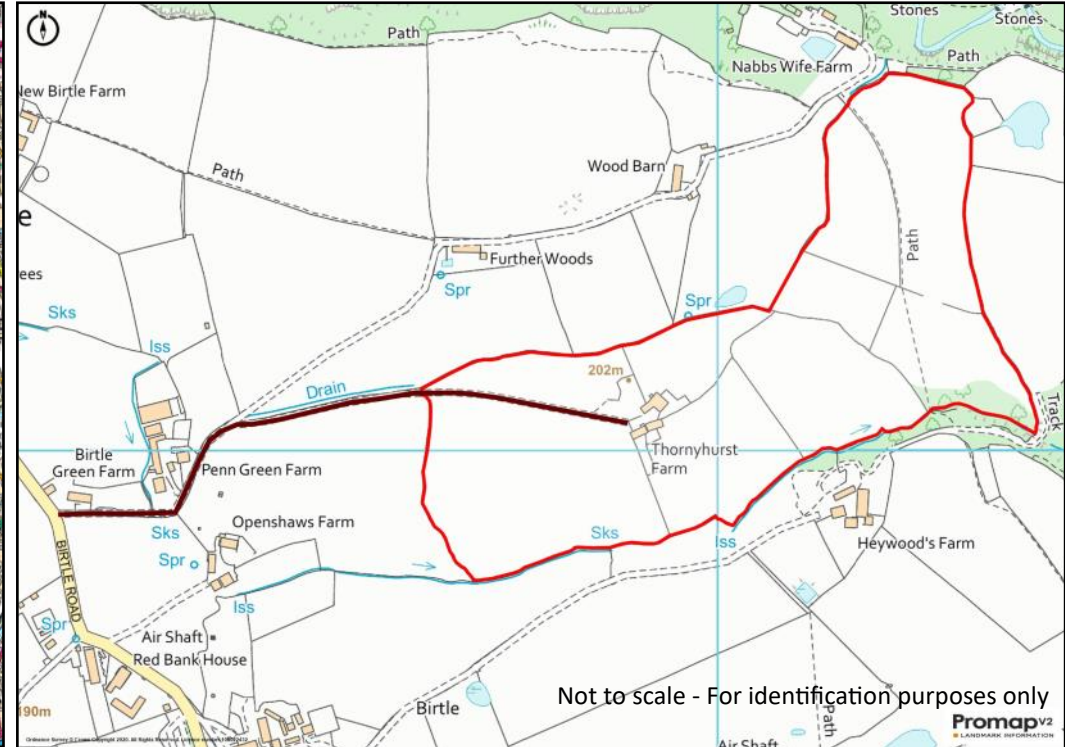


Location Plan



Ground Floor

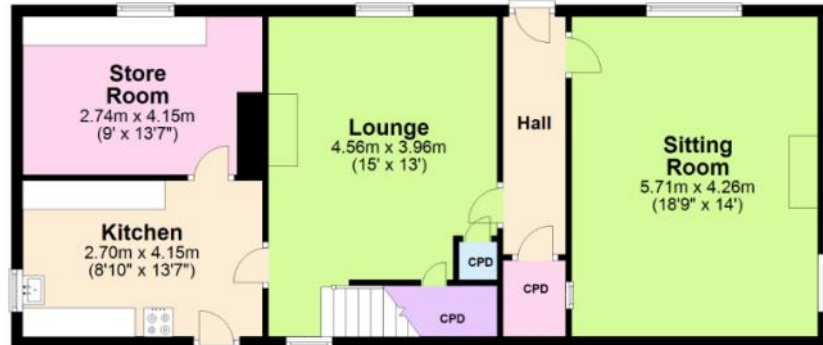
Site Plan



Not to scale - For identification purposes only

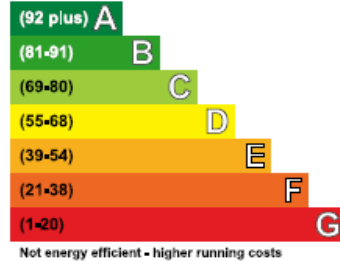
Promap^{v2}
LANDSCAPE INFORMATION

First Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	94
1	



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp



WBW SURVEYORS
 Skipton Auction Mart
 Gargrave Road
 Skipton
 North Yorkshire
 BD23 1UD
 Tel: **01756 692 900**
www.wbwsurveyors.co.uk

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.