

Bury – 2 miles

M66 Motorway (J2) – 1 mile

Heap Fold Farm Bury Old Road, Heap Bridge, Bury, Greater Manchester BL9 7JA



About 17.56 hectares (43.39 acres)

A DEVELOPMENT PROSPECT FOR SALE BY PRIVATE TREATY

Heap Fold Farmland is held under three land registry titles and is offered for sale by private treaty under Land Registry Title Numbers GM832670, GM838668 and GM569135.

Jennings Design Associates have provided a design and access statement presented to Rochdale Borough Council outlining a scheme for the creation of 426 new homes/bungalows/apartments with access from Bury New Road and Bury Old Road with a green corridor through the middle taking in the lower landscape contour levels with allotment gardens at the easterly end catering for one fifth of the 17.56 hectare site.

An application for planning permission was submitted and validated 12/01/2017 under Ref 16/01541/HYBR and indications suggest that Rochdale Borough Council is likely to be supportive of a scheme incorporating the development of a new school at the south east corner of the site for 315 children with nursery provision, multi use games court and nine a side football pitch, and the development of the old school at the north west corner of the site into luxury apartments. Costings for the new school are available.

Guide Price: £4,500,000

Viewing: The property may be viewed in daylight with these sale particulars to hand

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Heap Fold Farm comprises an area circa 17.56 hectares stretching from Heap Brow with Heap Bridge Village Primary School outside the west boundary to Boo Hole on the east boundary with Bury Old Road forming the south boundary and Bury New Road adjoining part of the north boundary. Road access points are adequate for phased housing development along the northern stretch and again along the southern stretch with a protected green corridor through the middle from west to east following the low contour levels to Boo Hole at the easterly end designated for allotment gardens. The proposed allotment boundary would adjoin the proposed new school. The proposed new school would have access from Bury Old Road. It is also proposed that Heap Bridge Village Primary School will be converted into luxury apartments. The development and sale of the old school and the development of the new school are likely to form part of the agreement for a quality housing development with Rochdale Borough Council. Bus, road and rail services are all good. Public footpaths from Bury Old Road to Bury New Road can interact with the protected green corridor. This development prospect has great potential.



Jennings Design Associates prepared a design and access statement for Rochdale Borough Council in June 2016. Other reports prepared on behalf of the present owners are also available for inspection, namely:

- Geo Environmental Risk Assessment (LK Consult Ltd) February 2016
- Coal Mining Risk Assessment (LK Consult Ltd) May 2017
- Access Proposals (SK Transport Planning Ltd) 2016/2017
- Landscape Masterplan (Camlin Lonsdale) February 2016
- Economic Viability Appraisal (Tim Claxton Property Ltd) June 2016
- Places Matter Design Review April 2016
- Planning Policy Statement (Mellor Dowd) June 2016
- Preliminary Ecological Appraisal (Brooks Ecological/Camlin Lonsdale) November 2016
- Flood Risk, Drainage Strategy, Air Quality Assessment and Noise Assessment (Royal Haskoning DHV) 2016/2017

For any relative information not accessible on Rochdale Borough Council Planning portal please email the Selling Agents (sawley@rturner.co.uk).



Existing School

Photograph courtesy of Watson Stirrup Architects

In regard to Heap Bridge Village Primary School there are available architect design plans for the proposed conversion to luxury apartments by Watson Stirrup and a report by Angela Graham Bat Consultancy Service dated September 2015. The proposal is for 29 luxury apartments with 16 units in the old school and 13 units in a new block.



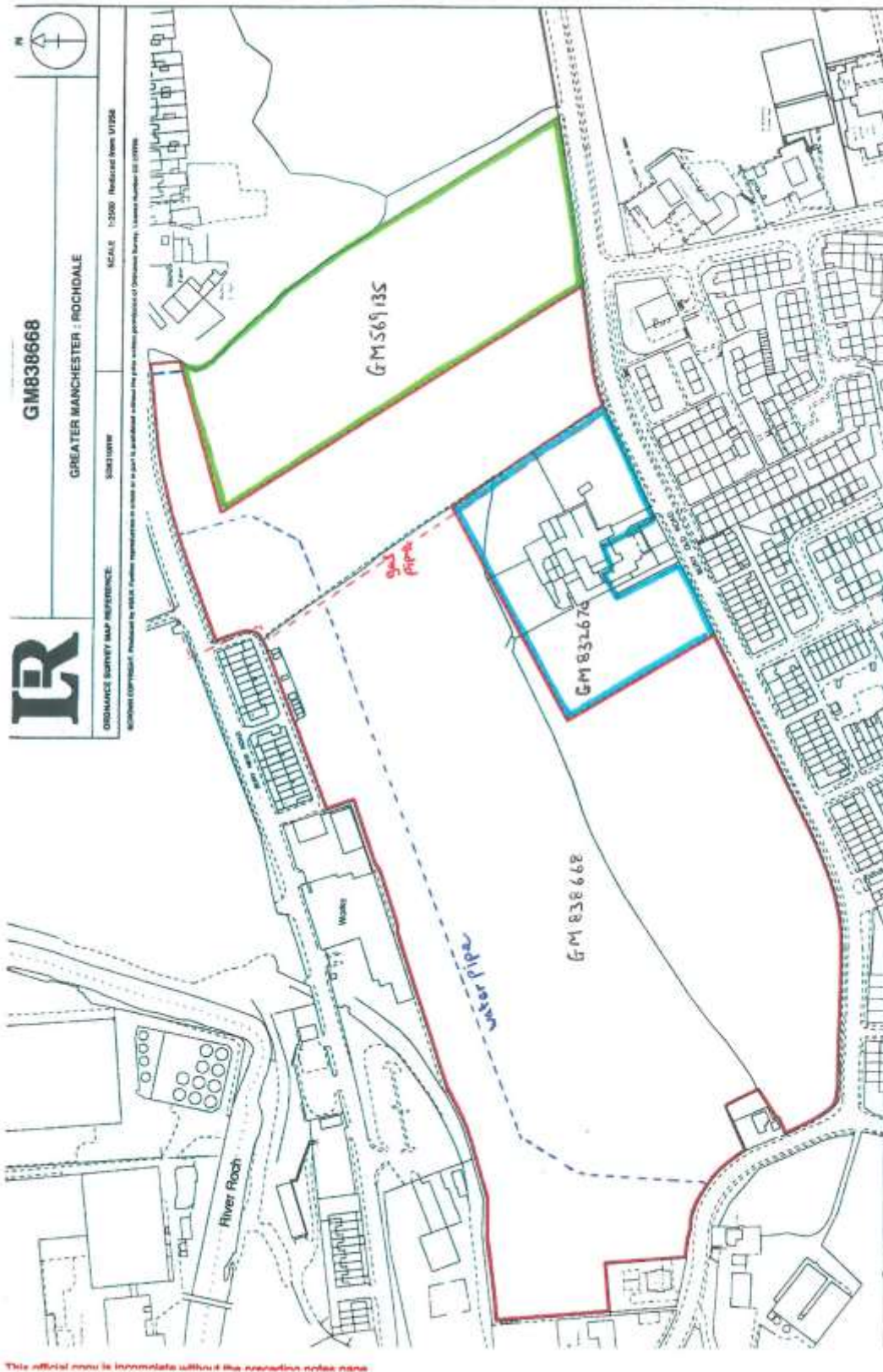
3D Image of New School

Photograph courtesy of Watson Stirrup Architects

In regard to the proposed new 315 place 1.5 Form Entry Primary School with Nursery, Multi Use Games Area and Nine-a-side Football Pitch, there are available a Design and Access Statement by Watson Stirrup May 2016, Mechanical and Electrical Services Strategy by Pettit Singleton Associates December 2015 and architect design plans and costings by Watson Stirrup November 2017.

Attached is a plan showing the areas edged blue, red and green which the vendors wish to sell. Land Registry Title GM832670 is shown on the attached plan edged blue with GM838668 edged red and GM569135 edged green. Land Registry Title GM838668 is a 999 year lease dated 30 November 1999 which requires the Lessee to pay a sum representing 50% of the increase in the open market value of the property with vacant possession as a result of extended user such value to be either agreed between the parties or determined by an expert such payment to be made to the Lessor on completion of the first sale of the property or within 12 months of the granting of planning consent for such extended use.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



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