



**Dingle Farm**  
**Hollin Lane Middleton M24 6XW**  
**ASKING PRICE : £1,500,000**

A SIX BEDROOMED FARM SITUATED ON A SEVEN ACRE PLOT WITH BARN, OFFICE, STABLES AND GRAZING FIELDS  
WITH PLANNING CONSENT FOR FIFTEEN DWELLINGS IN THE SOUGHT AFTER LOCATION OF MIDDLETON

This wonderful character property offers superb potential for a re-development project. Farmhouse and buildings comprise farmhouse building, office, store, barn and stables with grazing fields. The property itself is a 6 bedroomed house. Planning Permission has been obtained for 15 dwellings. The development is situated off Hollin Lane, surrounded by open countryside but also residential new build estates and the M62 motorway junction.

A SUPERB DEVELOPMENT OPPORTUNITY  
CONTACT BARTON KENDAL LTD FOR MORE INFORMATION

**GENERAL DESCRIPTION**

A former farmhouse and associated buildings, built on approximately 7 acres of land. The property is accessed off Hollin Lane, close to Middleton Town Centre with all its amenities and lying adjacent to open countryside. The development enjoys good access to the motorway network via junction 19 of the M62 motorway. In addition to the farmhouse buildings, there is an attached, office, store and separate stable and barn. - all interested parties must satisfy themselves as to the extent of the property, floor and site areas.

**TENURE**

The property is to be offered for sale with a freehold tenure.

**ACCESS**

Access to the property is over a private driveway off Hollin Lane.

**OFFERS**

Offers are invited

**VIEWING**

Please contact Barton Kendal for viewing. We can accompany any parties around the whole of the site.

**SUBJECT TO CONTRACT**

The property is offered subject to formal contract.

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- GENERAL NOTES**
1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
  2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
  3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
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  5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
  6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
  7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
  8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.



- LEGEND**
- Proposed shelterstore
  - Proposed structure Tree
  - Tree to be removed
  - Tree to be retained
  - Proposed woodland edge planting
  - Proposed ornamental shrub planting
  - Proposed amenity grass and wildflower areas
  - Proposed attenuation pond and wetland planting mix
  - Proposed rear garden lawn
  - Proposed contour
  - 1.2m wide gravel footpath with timber edge
  - Coloured tarmac (light beige)
  - Resin Bonded gravel: Feature Area
  - Proposed Benches

**REVISION NOTES**

Rev	By	Description	Date

Client  
**Auxilia**

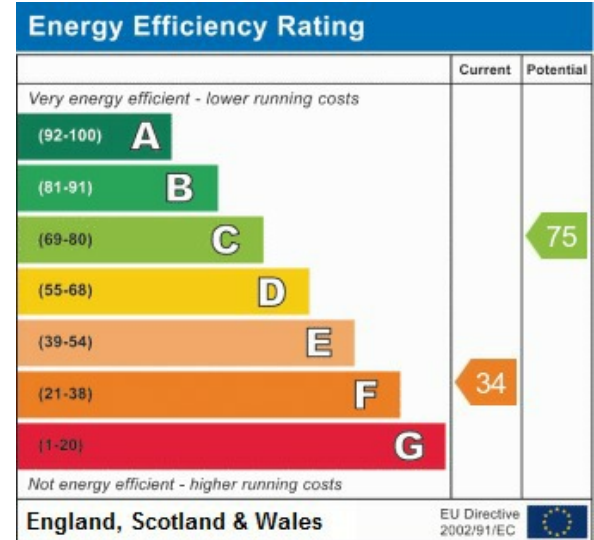
Project  
**Dingle Farm**

Description  
**Landscape Layout**

Status  
**For Approval**

Scale @ A1	Drawn	Checked	Date
1:500	BF	KP	15.05.19
Job number	Drawing number	Revision	
2890	105	-	

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