

**r** R E S I D E



**Crimble Hall Development**  
Bamford | OL11 4AD

## Overview

- Prestigious Full Development For Sale
- Six Individual Serviced Plots
- Former Site Of Well Known Landmark
- In The Heart Of Bamford
- Close To Excellent Schools
- Easy Access To The Motorway Network
- Walking Distance Of Ashworth Valley

Rare opportunity to purchase an exceptional building plot on the grounds of the former Crimble Hall.

Do you want to be part of simply the best new development in Bamford? We are pleased to offer this amazing opportunity to purchase a plot of land on this spectacular site for you to build your forever home or even to buy the development as a whole. Each plot will be fully serviced, ready for you to begin the build.

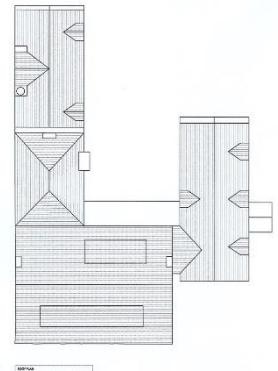
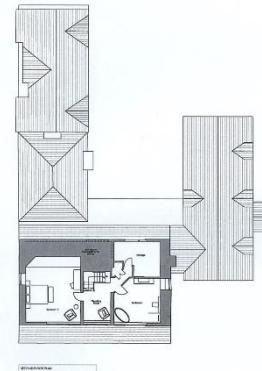
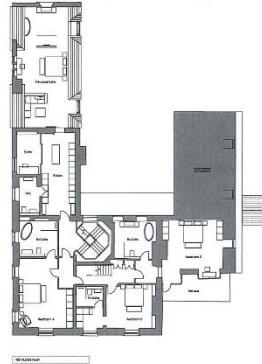
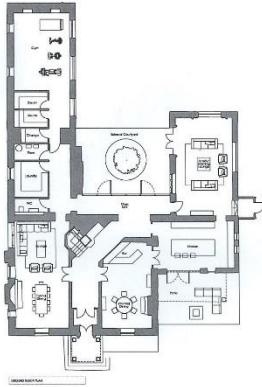
The development has achieved planning approval subject to section 106 agreement. The planning involves the partial demolition of former restaurant and bar and conversion and change of use to residential dwelling (C3), and the erection of 5 dwellings (C3), along with access, service routes, hard and soft landscaping and associated works. This can be found on Rochdale Borough Council planning portal (21/00092/FUL).

Plots 1 to 5 are made up of house types 1 & 2, both of which are very similar. At just shy of 4000 square foot, the houses have been meticulously designed to accommodate for modern family living. With 5 bedrooms, 3 bathrooms and 3 separate reception areas spanning across 3 storeys, these properties are simply not to be missed. As well as the expansive garden spaces included in the plots, each house also benefits from a stunning roof terrace over the convenient double garages.

Crimble Hall is the feature property on this development. This is your opportunity to create quite possibly the most prestigious home in North Manchester. At just over 6000 square foot, this stunning residence has plans for 5 bedrooms, all with private dressing areas and en-suites across 3 storeys. Again, with 3 separate reception rooms, a beautifully designed kitchen, and a spectacular inner courtyard. The current plans show this property to have a large home gym with steam room and sauna however could be easily amended to have a triple car garage.



# Crimble Hall



## House Type

**Ground Floor**  
Approx. 125.8 sq. metres (1353.9 sq. feet)



**First Floor**  
Approx. 65.3 sq. metres (703.2 sq. feet)



**Second Floor**  
Approx. 36.3 sq. metres (391.2 sq. feet)



## Price Guide

Plot 1      £550,000

Plot 2      £550,000

Plot 3      £550,000

Plot 4      £475,000

Plot 5      £400,000

Crimble Hall      £700,000

**Total - £3,225,000**

For Sale as a whole or by individual serviced plots.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".