



**Lower Lydgate Farm
Quickedge Road
Lydgate, Oldham
OL4 5TX**

Guide price £2 million

Lower Lydgate Farm comprises of a traditional farmhouse, cottage, outdoor manège, collection of traditional and modern agricultural buildings including 9 stables, with development potential set in 95 acres of productive grassland. Located outside of the quaint village of Lydgate, the property enjoys benefits of the countryside and extensive views, whilst conveniently located minutes from motorway networks and the town of Oldham.

Lower Lydgate Farm is offered for sale via private treaty.

Viewing strictly by prior appointment through the selling agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

Lower Lydgate Farm dating back to 1840, consists of a L shaped traditional stone build building, with the farmhouse on one side, a traditional barn in the middle, currently used as storage and stables, with the Cottage at Lower Lydgate Farm on the end of the building.

Lower Lydgate Farmhouse is a five-bedroom farmhouse constructed from stone under a blue slate roof with cobbled courtyard. Access to the property is from Stockport Road (A6050).

Services include:

- Mains water
- Mains electricity
- Foul drainage to mains sewer
- Mains gas central heating

Oldham Council Tax Band: F (2025-26: £3543.20)

Energy Performance Certificate Rating: F

The farmhouse has PVC double glazed window units throughout and comprises of a glazed porch, 5 bedrooms, kitchen, dining room, lounge, utility room and a bathroom.



Porch (5.35m x 2.13m)

The double glazed, PVC porch is the main entrance to the farmhouse, constructed with stone walls at the base, under a blue slate roof.



Kitchen (5.3m x 3.65m)

Accessed through the porch, the kitchen includes fitted wall and base units, an electric oven, grill and induction hob and metal sink.



Hallway – located in the centre of the house, accessible from the porch, it leads into the kitchen and dining room, with stairway leading to the first floor.

Other rooms on the ground floor include a **Dining Room** (5.3m x 3.57m) fitted with a gas fireplace and wooden mantle, **Lounge** (5.3m x 3.5m) and a **Utility/Laundry room** (5.3m x 1.91m).

The first floor consists of **4 bedrooms**, including the **master bedroom** (4.26m x 3.65m) and a **family bathroom** (3.15m x 1.6m).

The second floor of the farmhouse has one **bedroom** (5.3m x 3.65m)

Cottage at Lower Lydgate Farm consists of a one bedroom, bathroom, kitchen and lounge. Connecting from the cottage to the barn upstairs is a Utility room.

Services include:

- Mains water
- Mains electricity
- Foul drainage to mains sewer
- Mains gas central heating

Oldham Council Tax Band: B (2025-26: £1907.87)

Energy Performance Certificate Rating: E



Ground floor

Lounge (4.47m x 3.52m) & Cottage Kitchen (4.47m x 1.87m)

Entrance to the cottage is through a porch which leads into the lounge. With wall mounted radiator and carpet floor. The kitchen is fitted with wall and base units, metal sink and an electric hob & oven. Stairs to the first floor at the rear.



First floor

Cottage bedroom (5.49m x 3.45m) & Cottage Bathroom (1.94m x 1.65m)

A generous bedroom with a carpeted floor, wall mounted radiator and two front windows overlooking the farm meadows and valley. Alongside a three-piece suite with walk in shower.

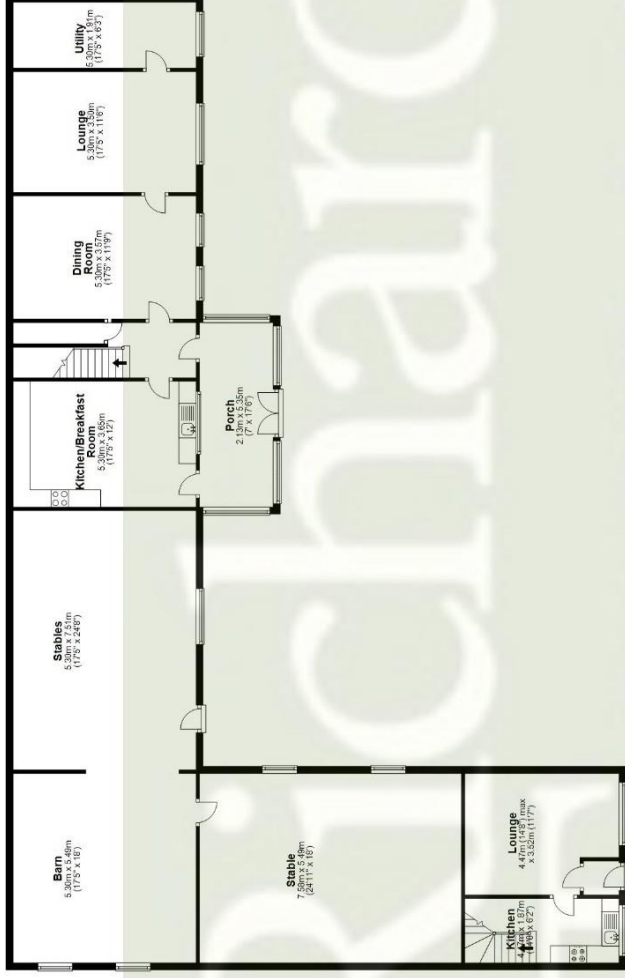


Kitchen/Utility (5.9m x 3.77m)

This room has fitted wall and base units, metal sink, wall mounted radiator and plumbing for white goods. Exposed beams give the room rustic character, the door at the rear provides access to the barn.



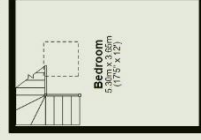
Ground Floor
Approx. 223.9 sq. metres (2413.5 sq. feet)



First Floor
Approx. 244.9 sq. metres (2633.1 sq. feet)



Second Floor
Approx. 19.3 sq. metres (208.1 sq. feet)



Total area: approx. 461.0 sq. metres (4962.4 sq. feet)

For Illustration Purposes Only, Not To Scale
Lower Lydgate Farm and Cottage, Quickedge Road, Oldham

Lower Lydgate Farm - Yard Plan



Produced on Land App, Jun 18, 2025.
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10 m
Scale 1:500 (at A3)
N

No.	Building Type	Description
1	Stone Barn	Dating back to 1840, the first floor consists of seven stables, with the first floor used for storage. Potential scope for expansion of residential accommodation subject to the relevant planning consents.
2	Stables	A stone building in the courtyard, currently contains two stables and storage. 13.4m x 4.9m
3	Livestock Building	A timber frame mono-pitch loose box clad in stone. 5.3m x 8.6m
4	Livestock Building	A traditional stone building under a blue slate roof. 8.4m x 8.3m
5	Storage Building	A stone-built lean-to, currently used for storage. 5.2m x 8.2m
6	Workshop	A stone-built lean to with steel galvanized door. 7.6m x 4.6m
7	Dairy	A stone building contains two bulk tanks (1200L & 1000L). 9.53m x 5m
8	Parlor	Extending on from the dairy, this parlor is a 10/10 Westfalia.
9	Collecting Yard	Following from the parlor is a rubber matted collecting yard. Together they measure 8.1m x 5m.
10	Livestock Building	A steel portal frame cubicle building, cubicles for 48 cows with a slatted floor. 13.7m x 18.3m
11	Livestock Building	A steel portal frame building with central feed passage, formerly a silage clamp. cubicles for 15 cows on one side and loose box on the other. 13.7m x 18.3m
12	Livestock Building	A steel portal frame building, loose-box with front feed barriers under a cantilever. 18.3m x 9.1m
13	Manège	A 40m x 20m riding arena with a recycled carpet base.





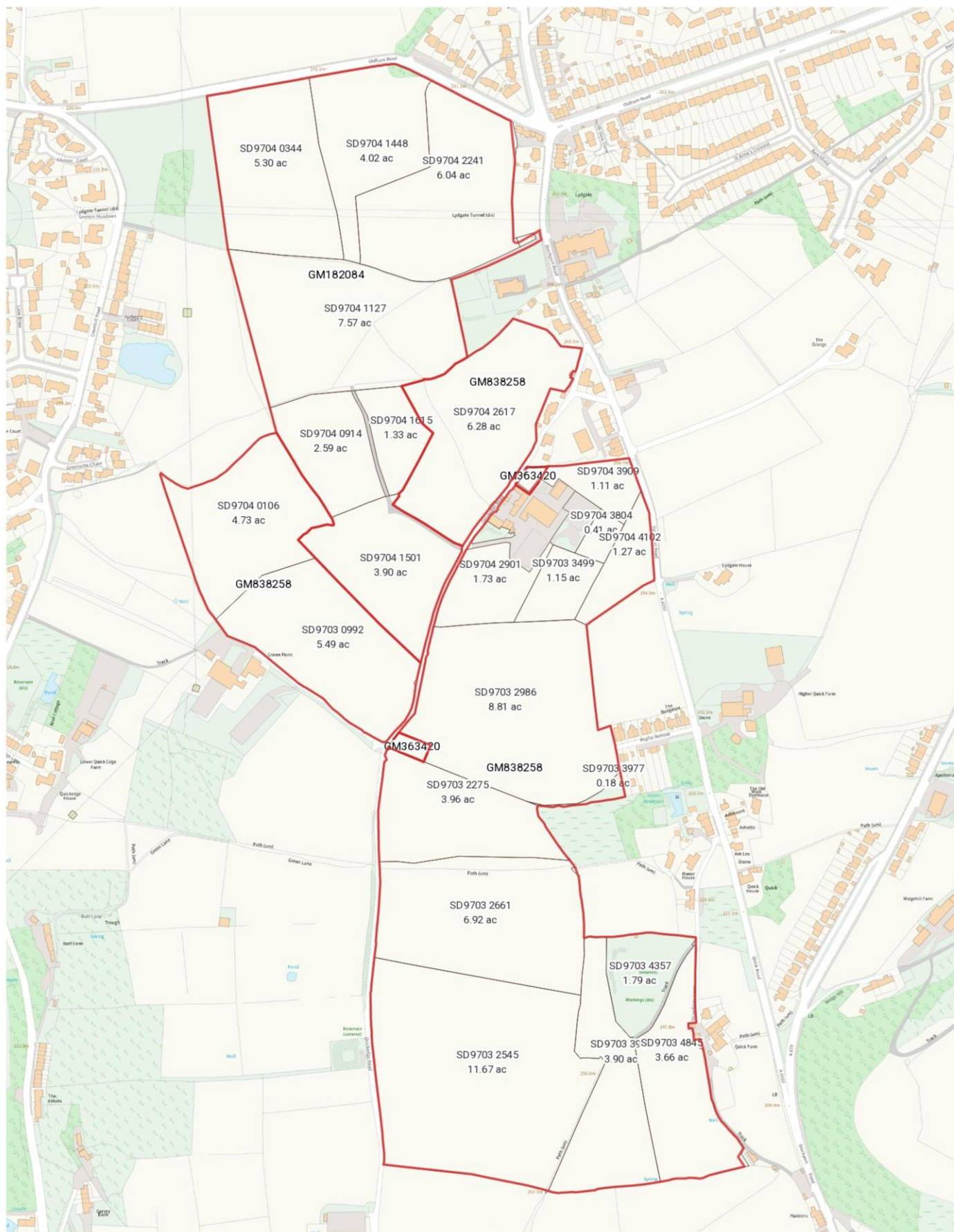
The Land

Surrounding the Farmstead, Lower Lydgate Farm consists of 94 acres of agricultural land in very good heart. Surrounded predominately with drystone walls, with some post and wire fences in good stock proof condition. The largest proportion of the land is meadow, used to make silage and excellent quality haylage, the remaining land consists of grazing pastures for dairy cattle.

Sheet ID	Parcel ID	Area (ac)	Area (ha)	Description
SD9703	3944	3.90	1.58	Meadow
SD9704	0914	2.59	1.05	Meadow
SD9704	2241	6.04	2.44	Meadow
SD9704	2605	0.14	0.06	Pasture
SD9703	4357	1.79	0.72	Pasture
SD9704	1501	3.90	1.58	Meadow
SD9703	2545	11.67	4.72	Meadow
SD9703	0992	5.49	2.22	Meadow
SD9704	3808	0.44	0.18	Hardstanding
SD9704	3037	0.04	0.02	Pasture
SD9703	3977	0.18	0.07	Meadow
SD9704	1448	4.02	1.63	Pasture
SD9704	2617	6.28	2.54	Meadow
SD9704	0106	4.73	1.91	Pasture
SD9704	3909	1.11	0.45	Pasture
SD9703	2275	3.96	1.60	Meadow
SD9703	2661	6.92	2.80	Meadow
SD9704	1615	1.33	0.54	Meadow
SD9704	0344	5.30	2.15	Meadow
SD9704	3804	0.41	0.16	Pasture
SD9704	4102	1.27	0.51	Pasture
SD9703	3499	1.15	0.47	Pasture
SD9703	2986	8.81	3.56	Meadow
SD9703	4845	3.66	1.48	Pasture
SD9704	2901	1.73	0.70	Pasture
SD9704	1127	7.57	3.06	Meadow
	Total	94.44	38.22	



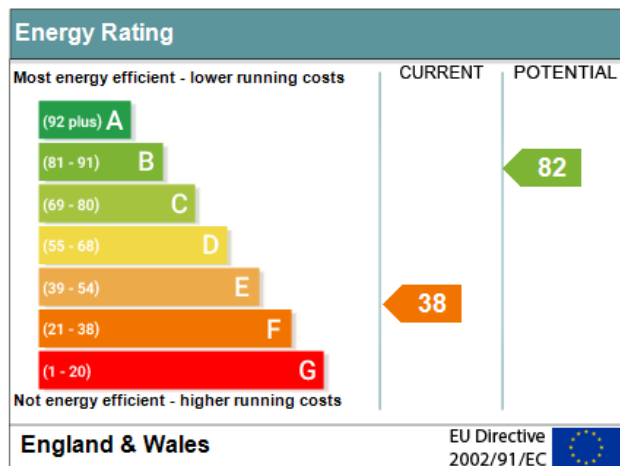
Land at Lower Lydgate Farm





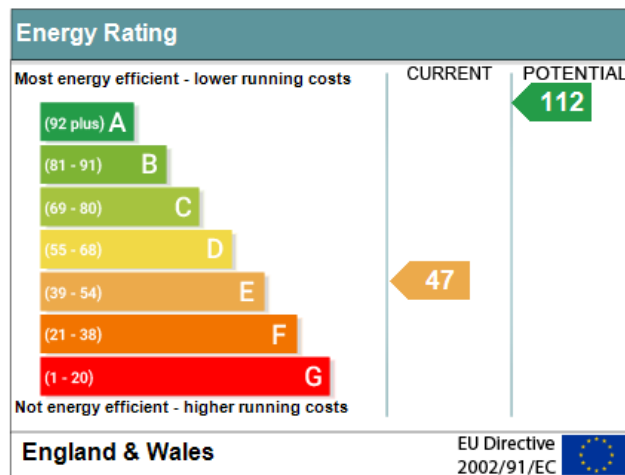
Lower Lydgate Farmhouse

Address: Lower Lydgate Farm, Quick Edge Road, LYDGATE, OL4 5TX
RRN:



Lower Lydgate Farm Cottage

Address: Farm Cottage, Quickedge Road, Lydgate, OLDHAM, OL4 5TX
RRN:



Local Authority - Oldham Council, Civic Centre, West Street, Oldham, OL1 1UL
Tel: 01617 703000

Tenure - The property is held under three separate Land Registry title numbers:

- Farmstead and 64.6 acres – GM838258 (Freehold) | LAND ON THE NORTHWEST SIDE OF QUICKEDGE ROAD, LYDGATE, OLDHAM FARM COTTAGE QUICKEDGE ROAD, LYDGATE, OLDHAM OL4 5TX LOWER LYDGATE FARM QUICKEDGE ROAD, LYDGATE, OLDHAM OL4 5TX
- 31 acres – GM182084 (Freehold) | LAND ON THE SOUTH SIDE OF OLDHAM ROAD, LYDGATE, OLDHAM
- 0.33 acres – GM363420 (Freehold) | LAND ON THE EAST SIDE OF QUICKEDGE ROAD, LYDGATE, OLDHAM LAND ON THE SOUTH EAST SIDE OF QUICKEDGE ROAD, LYDGATE, OLDHAM

Vacant possession given on completion.

Anti-Money Laundering - 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.





Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH

T: 01200 441351

F: 01200 441666

E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF

T: 015242 61444

F: 015242 62463

E: bentham@rturmer.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: kendal@rturmer.co.uk



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