

Bury - 2 Miles

M66 Motorway (J2) - 1 Mile

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

**£650,000**

A valuable development prospect for a former range of brick built barns under stone slate rooves to be developed into four adjoining dwellings each with three or four bedroom accommodation over two floors extending to 98m<sup>2</sup> (2,110 ft<sup>2</sup>) 104m<sup>2</sup> (2,238 ft<sup>2</sup>) 66m<sup>2</sup> (1,420 ft<sup>2</sup>) 84.5m<sup>2</sup> (1,819 ft<sup>2</sup>). Rochdale Borough Council approved a scheme for the conversion and partial rebuild of the farmbuildings to form five dwellings including associated garaging, access, parking and landscaping under ref 12/55999/FU2 dated 16<sup>th</sup> January 2013. A material start was implemented and one barn retained by a family member leaving the remaining barns for sale. The property is registered under HM Land Registry Title No. GM832670. The site for sale is edged orange with right of access coloured yellow and additional car parking area edged green on the plan overleaf.

Viewing by appointment through the selling agents for Thursday afternoons any week from 5<sup>th</sup> January 2023.

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



Elevation 1-1

All VELUX type roof windows are to be GGL model with EDH flashings. (low profile to manufacturers recommendations)

Existing slate roof coverings to be stripped and set aside for selective re-use. Spillfall to be made up with approved imported stone slates to match existing. Flood structures to be rectified in accordance with Structural Engineers approved details.

Existing lean-tos demolished

Retaining Wall to accommodate rising ground levels

Areas of proposed new brickwork to match existing with stone quoins to all external corners as generally shown. All materials to be approved by Planning Officer prior to works commencing on site

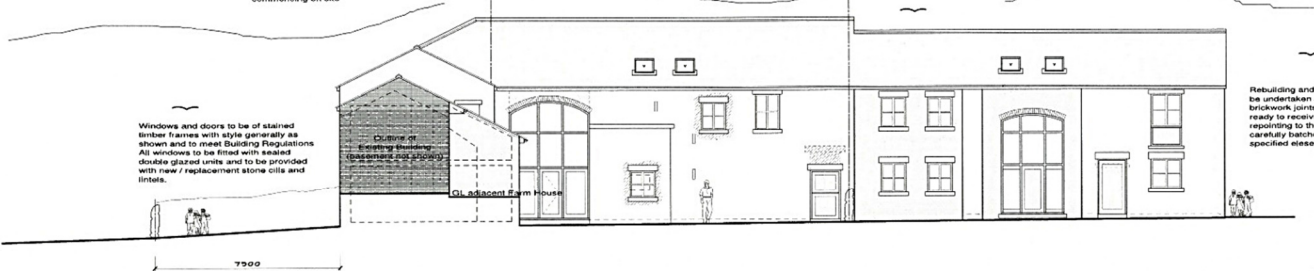
Exist 1.8m timber fence

Existing slate roof coverings to be stripped and set aside for selective re-use. Spillfall to be made up with approved imported stone slates to match existing. Flood structures to be rectified in accordance with Structural Engineers approved details.

Existing lean-tos demolished

Retaining palisade wall

10000



Elevation 2-2

Windows and doors to be of stained timber frames with style generally as shown and to meet Building Regulations. All windows to be fitted with sealed double glazed units and to be provided with new / replacement stone cills and lintels.

Outline of existing existing basement not shown

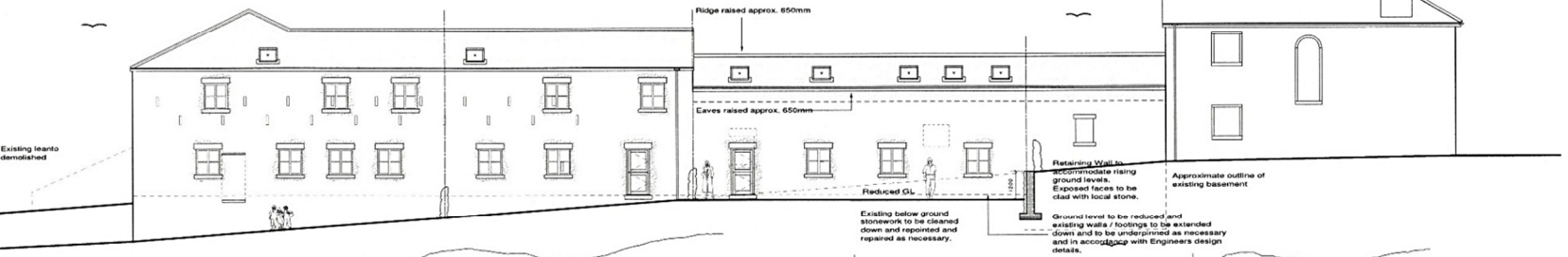
GL adjacent Farm House

7500

Rebuilding and remedial brick to be undertaken and the existing brickwork joints to be prepared ready to receive full and even repointing to the whole with carefully batched mortar as specified elsewhere.

THIS DRAWING IS FOR PLANNING APPLICATION AND IS NOT TO BE CONSTRUED AS A FULL WORKING DRAWING FOR CONSTRUCTION PURPOSES. ALL DETAILS ARE DIAGNOSTIC ONLY AND ARE SUFFICIENT FOR APPLICATION PURPOSES ONLY.

A FULL BUILDING REGULATION APPROVAL SHOULD BE OBTAINED PRIOR TO ANY WORKS COMMENCING ON SITE.



Elevation 3-3

Ridge raised approx. 650mm

Eaves raised approx. 650mm

Reduced GL

Retaining Walls to accommodate rising ground levels. Exposed faces to be clad with local stone.

Approximate outline of existing basement

Existing lean-tos demolished

Ground level to be reduced and existing walls / footings to be extended down and to be underpinned as necessary and in accordance with Engineers design details.

All dimensions must be carefully checked on site by the General Contractor before work commences.

Revisions			
No	Date	Details	Checked



Elevation 4-4

General rebuilding works to be as demonstrate in separate supporting Structural Condition Survey forming an integral part of this application as recorded at the time of inspection.

Windows and doors to be of stained timber frames with style generally as shown and to meet Building Regulations. All windows to be fitted with sealed double glazed units and to be provided with new / replacement stone cills and lintels.

**JONES & COMPANY**  
ARCHITECTURE & SURVEYING

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Project  
**RENOVATION AND CONVERSION WORKS OF REDUNDANT FARM BUILDINGS TO FORM DWELLING HOUSES HEAP FOLD FARM, BURY OLD ROAD - BURY**

Title  
**Proposed Elevations**

scale	1/100	date	08/12/08
Job	B62708/08	Drwg	D/0/3
		Element	Rev.
1:100			
1:50		drawn	MAB

**NOTES:**

**GENERAL NOTES**

All workmanship and materials to be in accordance with current Building Regulations, British Standards and Codes of Practice. All materials are to be best quality or equivalent materials unless otherwise specified.

All structural elements are to be pressure impregnated with preservative L.C. 16/16.

The contractor shall take the necessary steps to ensure the proper execution of the works to the satisfaction of the Inspector, whether or not the presence of the Inspector is to be required at all times for the total length of the works and during its progress.

All works and measurements to be carefully checked and verified on site by the contractor before any work is undertaken or completed. Any discrepancies to be reported to Building Surveyor.

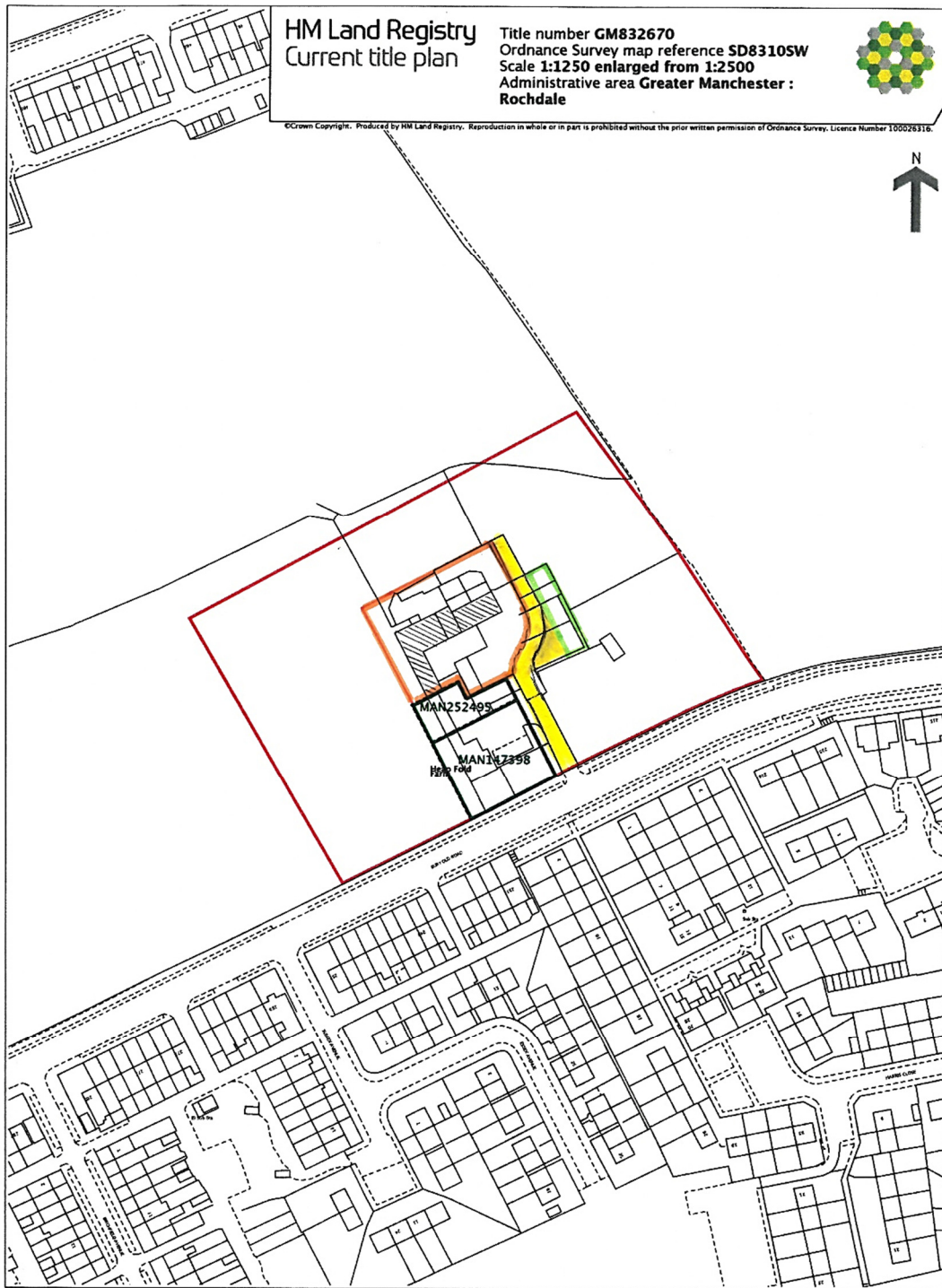
Contractor to notify Building Surveyor in writing of any variations.

**REGULATORY TO BE READ STRICTLY IN ACCORDANCE WITH LAYOUT AND ARCHITECTURAL DRAWINGS.**

The plans are intended to be used as a guide only.

We draw your attention to the Party Wall Act 1996, which may be applicable to the works, parties applying to write to a party wall in connection with the works of a building project. For full details visit the website of our appropriately qualified partner.





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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.

**MISREPRESENTATION ACT 1967:**

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