



Rochdale – 3 Miles

Oldham – 7 Miles

**24.05 acres at Hollingworth Lake  
Wildhouse Lane,  
Milnrow  
Rochdale  
OL16 3TP**

**Offers seriously considered in excess of £250,000**

An excellent opportunity to acquire 24.05 acres (9.73 hectares), or thereabouts, of productive meadowland with excellent roadside frontage and access from Wildhouse Lane, Milnrow. The land will be of serious interest to a wide range of buyers including Agricultural, Amenity, Equine and Lifestyle.

For sale by informal tender, freehold with the benefit of vacant possession. Offers to be made in writing to our Sawley office, using the provided tender form, no later than 12 noon on Wednesday 6<sup>th</sup> July.

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

## General Remarks

The land benefits from good vehicular access from Wildhouse Lane with an additional right of access being available to the property from Shaw Lane. The land is in good heart and is enclosed on all boundaries with dry stone walls in excellent condition.

Classified as Grade 4 agricultural land under the Land Classification Maps for England and Wales, the land is ideally suited as productive grazing or mowing land and has been regularly mown for silage.

It is understood that all sporting, shooting and mineral rights are held in hand by the vendor and are included in the sale of the property.

The land is registered to receive the DEFRA Basic Payment Scheme however, no entitlements are available or included within the sale.

Viewing in daylight hours with a copy of these particulars to hand. For further information please contact our Sawley Office reference RS.





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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.



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