



Brookside Farm, Thorp Clough, Royton

Guide Price £250,000

🛏 1 🚗 1 🛋 2

- For Sale by Auction - T&C's Apply
- Buyer's Fees Apply
- Individual, One Off Home
- Double Garage & Driveway
- AUCTION END DATE IS 9TH SEPTEMBER AT 1PM
- Subject To An Undisclosed Reserve Price
- The Modern Method Of Auction
- Stables, Small Paddock & Tack Room
- EPC Rating -



For Sale by Modern Method of Auction: Starting Bid Price £250,000 plus Reservation Fee. AUCTION END DATE IS 9TH SEPTEMBER AT 1PM Located in this rural spot is this one off opportunity which offers considerable potential to develop. Set on roughly a 1/3 acre plot is a one bedroom (originally two) detached home of non traditional construction. The property isn't suitable for normal mortgage lending purposes so cash offers preferred. Externally there is a very private plot with seven wooden stables, hay store, tack room and a double garage. A small paddock and driveway parking. The access is via an unmade road but it is accessible for heavy goods vehicles.

Note: The land for sale is highlighted in green on the plan.



Total area: approx. 89.6 sq. metres (964.0 sq. feet)



Chadderton Office
509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
chadderton@kirkham-property.co.uk
t: 0161 626 5688
f: 0161 628 0350

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

www.kirkham-property.co.uk