

For Sale

On behalf of Joint LPA Receivers R N Phillips Esq and D J Newall Esq

The Former Whitworth Reform Club
Market Street
Whitworth
OL12 8QJ

www.ps2.co.uk



Contact

For further information or to arrange an appointment please speak to:

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- Part complete residential conversion
- 2 no. top floor apartments
- Large mezzanine storage areas
- Town centre location
- Ground rents available

Location

Whitworth is a town within the borough of Rossendale, Lancashire, Greater Manchester, approximately 17 miles north of Manchester City Centre.

The property is situated on Market Street (A671), which is the principal highway through Whitworth, linking the towns of Rochdale to the south and Burnley to the north.

Description

The property comprises two, top floor residential apartments nearing completion within the converted former Whitworth Reform Club. The development comprises a total of 6 two bed apartments within a 3 storey, stone built conversion.

The property comprises apartments 328A and 328B, measuring approximately 64.2 sq m (691sq ft) and 67.7 sq m (729 sq ft) respectively. Both apartments are nearing completion and comprise kitchen, living room, bathroom, two bedrooms, hall and large mezzanine storage area.



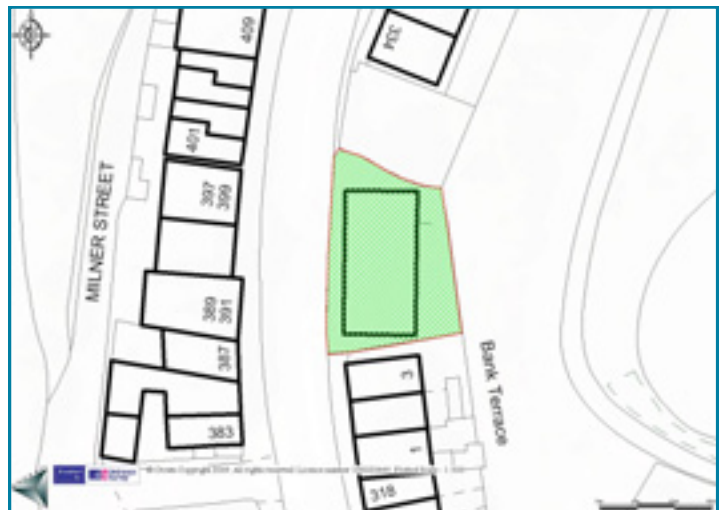
Planning

We understand that planning permission was granted on 8 June 2006 for the conversion of the former Whitworth Reform Club into 6 residential apartments (planning ref 2006/151).

We recommend that all interested parties make their own enquiries of Rossendale BC on 01766 217 777.

Site Area

The development is situated on a site which extends to approximately 0.038 hectares (0.094 acres).



Tenure

We understand that the property is held long leasehold for 999 years, less 10 days, from 1899.

Ground Rents

There are four lease arrangements relating to the apartments on the ground and first floors. Each apartment is responsible for a yearly ground rent of £100.

Purchase Price

Unconditional offers are invited for the property as a single lot with vacant possession.

Each Party is to bear their own legal costs. Evidence of funding and solicitors contact details will be required upon submission of any offer.

VAT

All prices, outgoings and rentals are quoted exclusive of but may be subject to VAT.

Viewing

Viewings by appointment only through the sole agents, GVA Grimley Limited.

Subject to Contract

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