



FLINTON BLYTHE
LAND AGENCY EXPERTS

Trub Road, Castleton
Rochdale, OL11 2TR

LAND
AGENCY
EXPERTS

THE SITE

Flinton Blythe are delighted to present an exclusive opportunity in a prime location for the construction of 4 premium terrace dwellings.

The development is located within the desirable location of Castleton. Castleton is a suburban area of Rochdale in Greater Manchester, England, known for its historical railway station and proximity to the Rochdale Canal.



THE OPPORTUNITY

The site benefits from granted full planning permission, as per Application ref 22/00254/FUL

Erection of 4 no. dwellings with associated boundary treatment at the land adjacent Trub Road, Castleton, Rochdale, OL11 2TR

- ✓ 4 family homes
- ✓ 3 Beds
- ✓ Full planning permission

THE DWELLINGS

This project includes three dwellings of Type A, each offering a spacious 922 square feet of living space. Additionally, there is one Type B dwelling, slightly larger, at 928 square feet.

This arrangement provides variety while maintaining a high standard of quality and comfort, ideal for those looking to invest in or inhabit a beautifully planned residential space.

KEY DETAILS

Key details of this exciting offering are noted below, the do not hesitate to contact a member of the team should have any enquiries .



PLANNING DETAILS

Full planning approval.
Application ref 22/00254/FUL
3 x House Type A 922sq/ft
1 x House type B 928sq/ft



BID REQUIREMENTS

Unconditional offers only.



OTHER INFO

Offers to be submitted by 15th June 2024



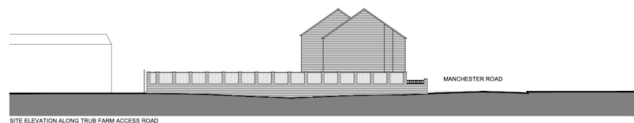
PRICE OFFERING

£200,000.00





SITE ELEVATION THROUGH SITE



SITE ELEVATION ALONG TRUB FARM ACCESS ROAD



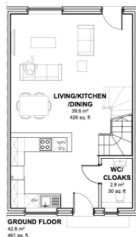
SIDE ELEVATION



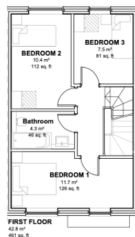
FRONT ELEVATION



REAR ELEVATION

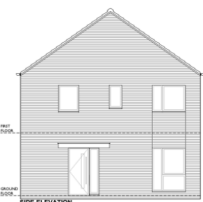


GROUND FLOOR



FIRST FLOOR

House Type A
65.6m² 82sq. ft.



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

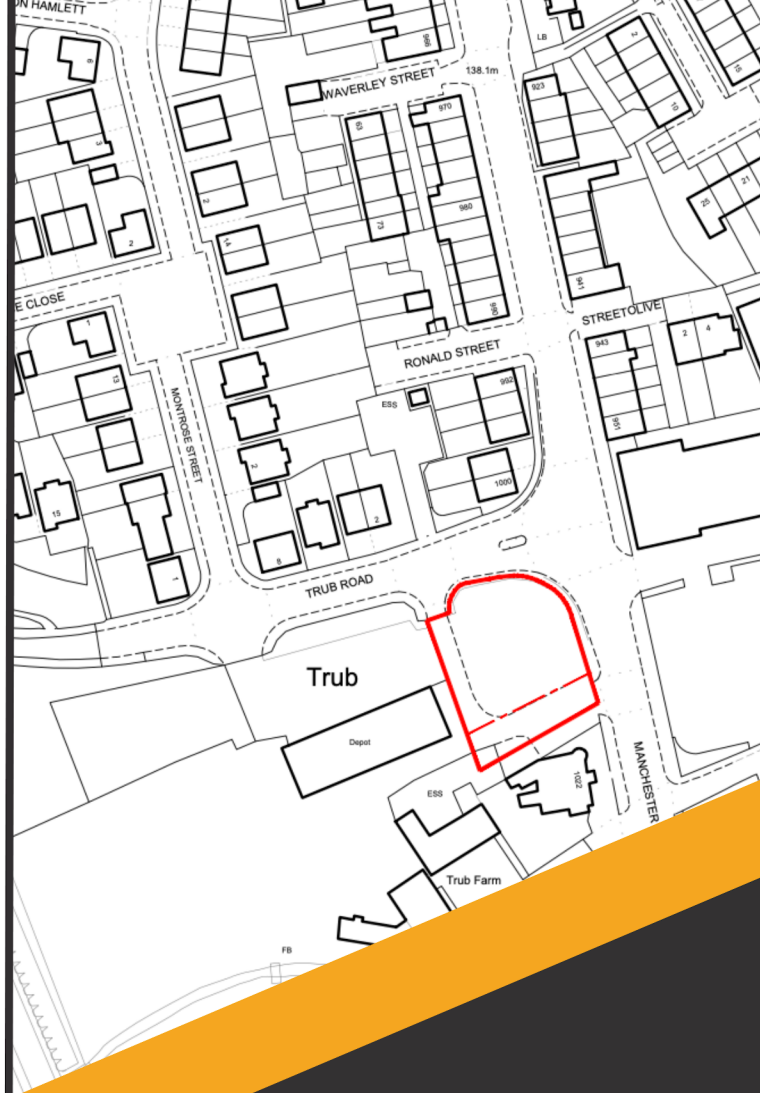


GROUND FLOOR



FIRST FLOOR

House Type B
65.2m² 80sq. ft.



FULL PLANNING APPROVAL

Rochdale Borough Council has granted planning permission, subject to conditions, for the development under the provisions of the Town and Country Planning Act 1990. This approval ensures that the development aligns with the standards and policies set by the Rochdale Core Strategy and the National Planning Policy Framework.



KEY ATTRACTIONS

Modern Architectural Design:

The development features cutting-edge architectural designs with modern house types and meticulous attention to details like windows and doors, combining functionality with an appealing aesthetic.

Environmentally Responsible Living:

Designed with sustainability in mind, the project includes biodiversity enhancements such as bird and bat boxes and lush landscaping, promoting a green living environment that integrates seamlessly with the natural surroundings.

Strategic Location and Connectivity:

Ideally located in Rochdale, the development enjoys superb transport connections and proximity to local amenities, offering easy access to major cities like Manchester, Leeds, and Liverpool, making it an ideal choice for both families and professionals.



DISCOVERING CASTLETON

Castleton, located in Rochdale, offers a mix of urban convenience and scenic beauty that makes it an appealing place to live. Its proximity to the Rochdale Canal provides ample opportunities for leisurely walks and cycling along picturesque waterways, ideal for outdoor enthusiasts.

The area is also served by the Castleton railway station, which offers good transport links to Manchester and Leeds, making it convenient for commuters.

Additionally, Castleton boasts a range of local amenities including shops, schools, and parks, contributing to a strong community feel. The blend of affordable housing, good schools, and easy access to larger cities enhances its attractiveness as a residential area.

Its historical connections, including architectural remnants from its days as a key site in the textile industry, add a layer of cultural depth and intrigue.

Castleton is strategically situated in the borough of Rochdale, which is part of Greater Manchester, in the northwest of England. It lies approximately 1 mile south of Rochdale's town center, making it easily accessible yet distinct from the busier central areas. Its location offers a good balance between suburban tranquility and urban accessibility.

The area is well-connected by road and rail, which is a significant advantage for residents. The M62 motorway is nearby, providing efficient routes to major cities such as Manchester, Leeds, and Liverpool. Additionally, Castleton railway station is part of the Calder Valley Line, offering direct services to Manchester Victoria, enhancing its appeal to commuters who work in the city but prefer to live in a quieter locale.





ABOUT US

At Flinton Blythe, we are committed to providing exceptional service and support to our clients. Whether you are looking for land acquisition services, planning permission support, or assistance with commercial property development, our experienced team of experts is here to help.

Contact Us



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