

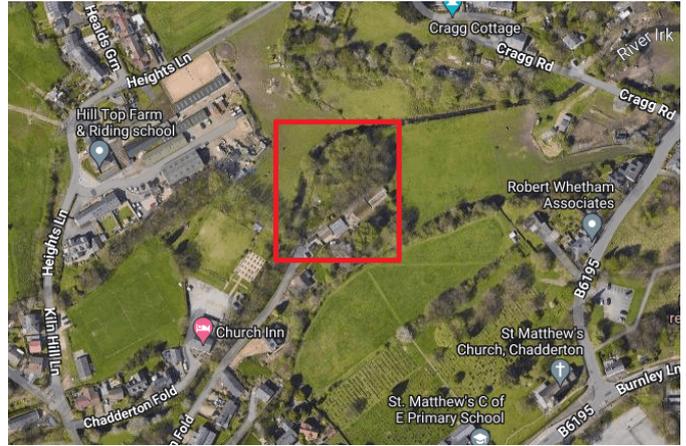
## Plot 1, Irkside - Chadderton Fold Bungalows, Chadderton Fold,

£495,000

🛏️ 4 🚿 2 🚗 1



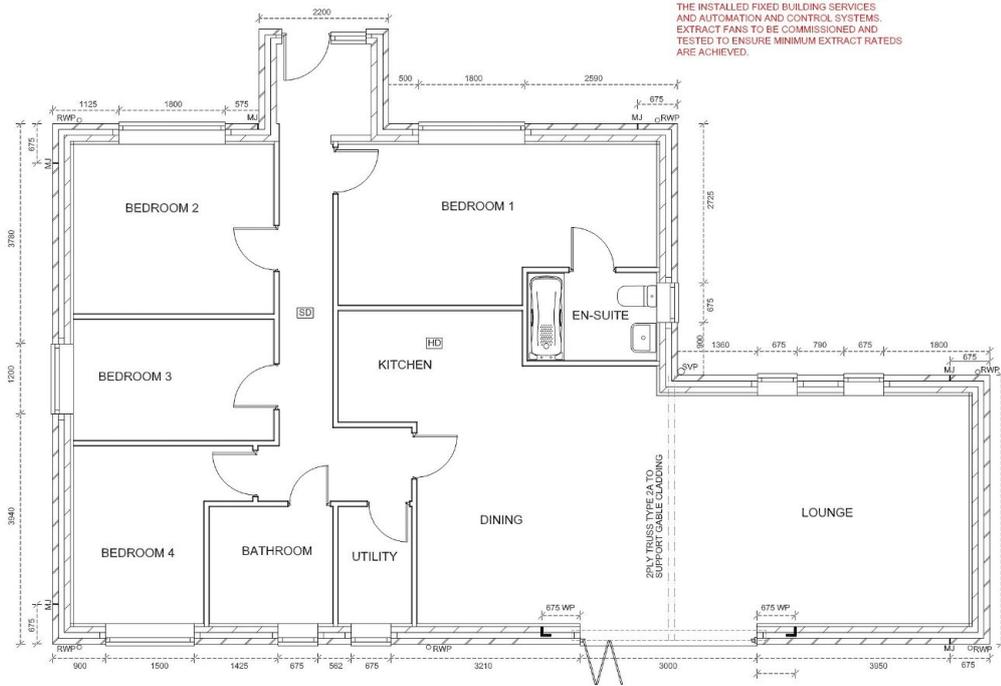
- NEW BUILD - Detached Bungalow
  - Open Plan Living
  - Specification Upgrades Available - P.O.A.
  - Countryside Aspect
  -
- Four Bedrooms
  - Two Bathrooms (inc En-suite to Master Bedroom)
  - Secluded Location
  - EPC - TBC
  -



PRIOR TO COMMENCEMENT AN OVERHEATING ASSESSMENT IS TO BE UNDERTAKEN TO LIMIT UNWANTED SOLAR GAINS IN SUMMER AND PROVIDE MEANS OF REMOVING HEAT FROM THE INDOOR ENVIRONMENT.

REGULATIONS 39, 40, 40A, 40B, 44  
A HOME USER GUIDE INCLUDING:  
OPERATING AND MAINTENANCE INSTRUCTIONS  
IS TO BE PROVIDED TO THE HOMEOWNER.

REGULATIONS 42, 44  
A COMMISSIONING NOTICE IS REQUIRED FOR  
THE INSTALLED FIXED BUILDING SERVICES  
AND AUTOMATION AND CONTROL SYSTEMS.  
EXTRACT FANS TO BE COMMISSIONED AND  
TESTED TO ENSURE MINIMUM EXTRACT RATEDS  
ARE ACHIEVED.



This drawing is issued for the purpose of obtaining Building Regulations Approval. Contractors must be consulted, approval drawings, views, correct not prior to Approval is considered to be at the contractor's risk. The contractor is not responsible for any drains, vents or other underground installations unless noted on the site. Notification under the Party Wall Act and the road bordered location is the responsibility of the client. Contractor to check all dimensions on site prior to commencement.

All items and details to match, or be with existing, fittings and fixtures are to be with measurements to existing or reproduction.

All works and materials to comply with current Building Regulations, Code of Practice, and British Standard specifications.

The works are to be carried out in accordance with the agreed plans and the client's instructions. The contract is between the client and the contractor carrying out the works. All dimensions to be checked on site prior to starting work. All materials to be used in accordance with the manufacturer's instructions.

All works to be carried out in good weather unless otherwise stated, consistent with good building and trade practice.

ADDRESS: LAND ADJACENT TO  
22 CHADDERTON FOLD  
CHADDERTON  
OL1 2ER  
PLOTS ONE AND THREE  
PLOT TWO HANDED

DWG NO: S80104218/D01A  
DRAWING: PROPOSED DEVELOPMENT  
OF THREE DWELLINGS

SCALE: 1:50 @ A3  
DATE: 19/04/2023

**P4 Dux Chartered Architects**  
1 Spring Mill  
Spring Street  
Uppermill  
Saddleworth  
Lancashire OL16 6JA  
t: 01457 870382 m: 07713 636592  
e: tony.dux@btinternet.com

Ever thought of living in a bespoke, unique and new build four bedroom detached bungalow, nestled in a countryside location with an open outlook across to the river Irk. This sought-after, prestige development of three bungalows is currently under construction at the end of Chadderton Fold on the site of the former Cattery, at this stage offering a degree of customisation to purchasers, with each having substantial gardens extending down to the river Irk. This is a lovely, quiet village location with a local pub, parks and country walks, along with Chadderton Hall Park, St Matthews Church & Primary School as well as North Chadderton Secondary School all being within close proximity. The A627 motorway network connection and Mills Hill railway station just a short distance away.

To register your interest, please email: [chadderton@kirkham-property.co.uk](mailto:chadderton@kirkham-property.co.uk)

