



Thornley Close, Grotton - PROPERTY & LAND WITH PLANNING PERMISSION

Guide Price £600,000



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Thornley Close, Grotton - PROPERTY & LAND WITH PLANNING PERMISSION

This is a spacious semi-detached property with planning permission for a 4 bed detached house in the large mature gardens with outstanding views and located in a highly sought after area.

The original property has been extended with bedrooms above, a ground level and lower level rear extension to offer substantial 4-5 bed accommodation, including an ideal home office space with a garden aspect to the lower level. The approx. 1/2 acre plot has planning permission for an additional 4 bedroom detached home with large garden, garage and parking spaces for both homes. Recently renovated internally, this is a great opportunity to live in the existing property whilst building the new house. You could then sell or rent out either property. Ideal also for family members to live in the original or new house. The large, mature garden areas could be divided or utilised as you wish. A fantastic opportunity for professional developers or self-builders in a great location.





AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



HALLWAY: 15'3" x 8'4"

Roc door, laminated floor covering, radiator, uPVC window, storage cupboard, stairs to the first floor.



LOUNGE: 16'8" x 15'3"

Front aspect, uPVC box window, 2 radiators, TV point, 6 x double sockets.

KITCHEN/BREAKFAST ROOM: 16'8" x 10'7"

Rear aspect overlooking the rear garden, a range of Matt grey handleless eye and base units, roll top work surfaces, plumbing for an automatic washing machine, sink unit with mixer taps, uPVC windows and door, under unit lighting, electric oven and hob, small breakfast bar, radiator, spotlights, laminated floor covering, cupboard housing a Baxi combination boiler.

LIVING /DINING ROOM: 15'8" x 10'4"

A lovely triple aspect room, uPVC windows, uPVC sliding door to the garden, two radiators, laminated floor covering, 3 x double sockets.

REAR LOBBY:

Door access to the front, uPVC window, stairs to the basement floor.

OFFICE/BEDROOM/LOUNGE: 14'11" x 10'1"

uPVC patio doors, tiled floor, spotlighting, 1 x double socket.

BEDROOM: 13'6" x 10'4"

Front aspect, uPVC box window, radiator, 4 x double sockets.

BEDROOM: 10' x 9'3"

Rear aspect, uPVC window, radiator, 4 x double sockets.

SHOWER ROOM: 8'4" x 5'5"

Large walk in shower, built in sink unit with cupboard underneath, built in WC, ornate ceiling with spotlights, vinyl floor covering.

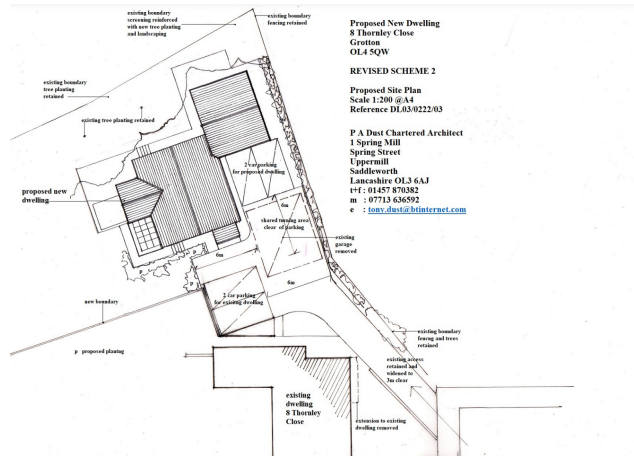
EXTERNALLY:

Is the rear is a large garden mainly laid to lawn, mature planting, very private, boundary fencing, outside water supply, gate to the front.

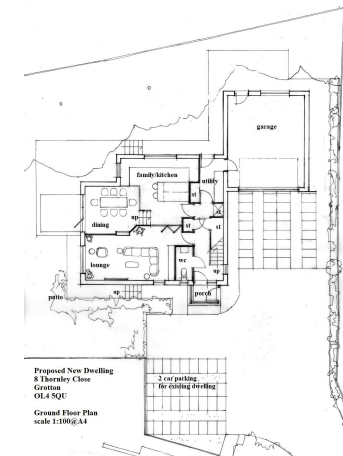


Proposed New Dwelling
8 Thornley Close
Grotton
OL4 5QU
REVISED SCHEME 2
Proposed Elevations
Scale 1:100 @ A3
Reference DL03/0222/02

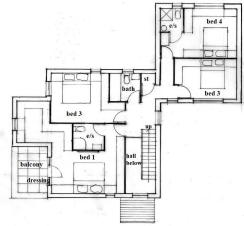
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Proposed New Dwelling
8 Thornley Close
Grotton
OL4 5QU
REVISED SCHEME 2
Proposed Site Plan
Scale 1:200 @ A4
Reference DL03/0222/03
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Proposed New Dwelling
8 Thornley Close
Grotton
OL4 5QU
Ground Floor Plan
scale 1:100 @ A4



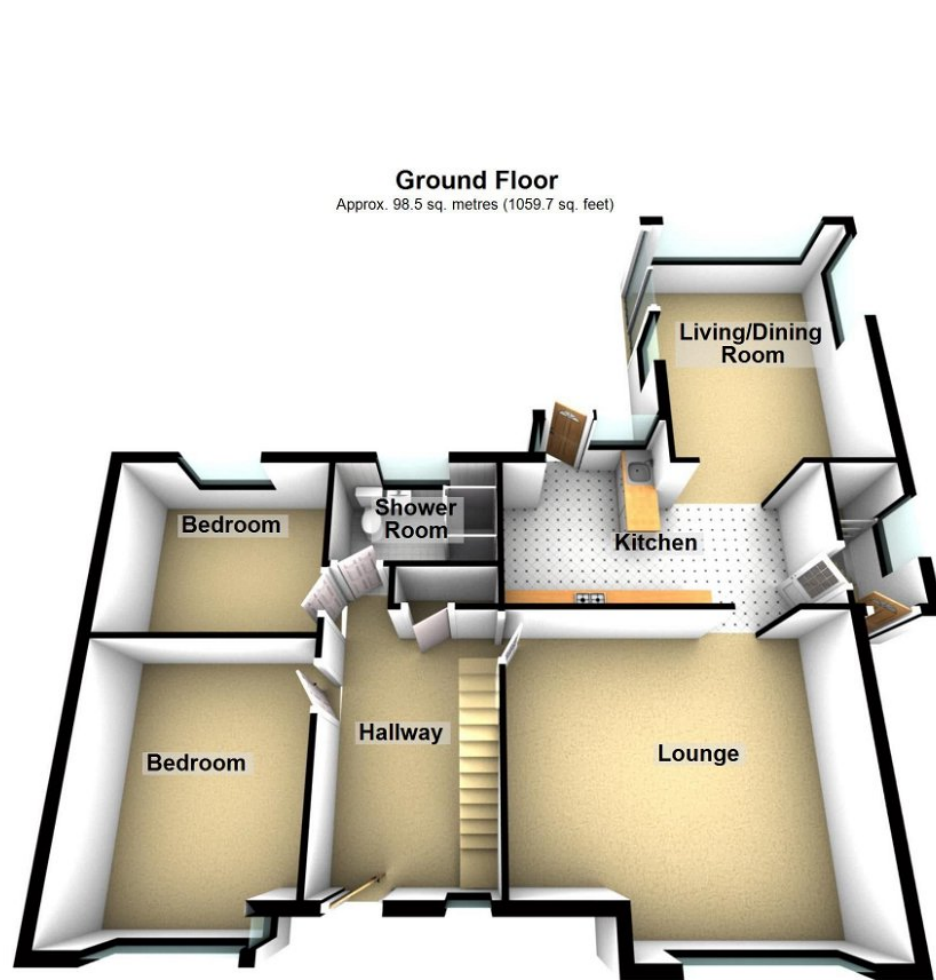
Proposed New Dwelling
8 Flatsley Close
Greena
OL4 5QU
First Floor Plan
scale 1:100 @ A4



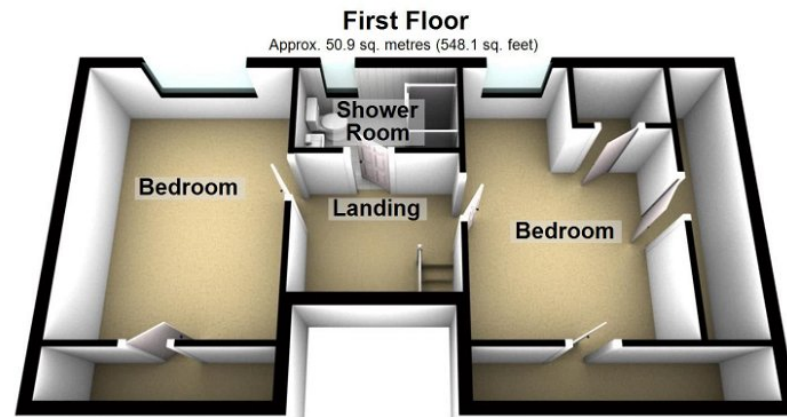
GARAGE:

Double width, light and power. (Note: This would be demolished to make way for the new build).

NOTE: Please see plans for the new property on Oldham Council Planning portal Reference: FUL/346950/21. Also note to facilitate the driveway to the new property the front external lounge wall needs to be set back and the existing double garage demolished.



Basement
Approx. 16.6 sq. metres (178.8 sq. feet)



Total area: approx. 166.0 sq. metres (1786.6 sq. feet)

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