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CHARLES LOUIS

HOMES LIMITED

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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	58		71
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Abbots Hall Woodhey Road

Ramsbottom, Bury, BL0 9RD

Price guide £700,000



- Substantial Detached Stone House
- Sold With A Restricted Criteria
- GCH & Double-glazed Throughout
- Situated In A Well Sought After Location

- Sold With No Chain
- Close To Countryside With Stunning Views
- Ample Driveway Parking & Gardens
- A Must See!!! To Appreciate Size, Charm & Location

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Abbotts Hall Woodhey Road Ramsbottom, Bury, BL0 9RD

****FANTASTIC OPPORTUNITY**** Charles Louis Homes are pleased to bring to the market Abbotts Hall. The property is available for purchase only to a person who is solely or mainly employed in aquaponics (fish breeding for food) or agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990 (including any dependants of such a person residing with him/her) or a widow of such a person. Any expressions of interest / offers must be accompanied with full written / verified particulars confirming such employment connection and evidence of current place of work and current place of residence.

In the event of sale, the buyer needs to be aware that the contract of sale shall include a legal clause stating that, at any future date, should either the occupancy restriction be removed or planning permission be granted for any non-agricultural / equestrian use of the property, the vendors or their successors will be entitled to 90% of the resulting uplift in value.

For the avoidance of doubt, the above terms are non-negotiable and any offer from any party who does not provide the above paperwork, proof of funds and agreement to the above-mentioned clause will be immediately declined and no further offers from that party will be considered.

Hallway

7'8 x 6'9 (2.34m x 2.06m)

Dining Room & Mezzanine

11'6 x 26'5 (3.51m x 8.05m)



Downstairs WC

6'4 x 3'4 (1.93m x 1.02m)

Open Plan Kitchen /Breakfast Area & Family Room

25'0 x 12'0 (7.62m x 3.66m)

Conservatory

11'7 x 11'2 (3.53m x 3.40m)

First Floor

Mezzanine / Lounge

12'11 x 16'1 (3.94m x 4.90m)



Bathroom

9'7 x 11'0 (2.92m x 3.35m)



Master Bedroom

12'6 x 14'4 (3.81m x 4.37m)

Office

7'3 x 12'1 (2.21m x 3.68m)

Second Floor

Bedroom Two

10'5 x 8'7 (3.18m x 2.62m)

Bedroom Three

10'5 x 9'5 (3.18m x 2.87m)

Bathroom

6'1 x 5'3 (1.85m x 1.60m)

Garage

17'8 x 16'3 (5.38m x 4.95m)

Utility & WC

10'1 x 9'6 (3.07m x 2.90m)

Open Plan Kitchen/Breakfast Area & Family Room

28'0 x 15'2 (8.53m x 4.62m)



First Floor

Master Bedroom

14'3 x 16'9 (4.34m x 5.11m)



En-Suite

8'4 x 10'2 (2.54m x 3.10m)

Bedroom Two

12'8 x 12'3 (3.86m x 3.73m)

Bedroom Three

11'5 x 13'6 (3.48m x 4.11m)



Bathroom

5'8 x 9'5 (1.73m x 2.87m)



Second Floor

Dressing Area

13'5 x 12'5 (4.09m x 3.78m)

WC

Bedroom Four

12'8 x 14'5 (3.86m x 4.39m)