

**On Behalf of The Diocese of Manchester**

**FOR SALE**

**Former Holy Trinity Vicarage  
Dearden Street  
Littleborough  
OL15 9DZ**

Total Site Area: 1,750m<sup>2</sup> (0.43 Acres) approx

A large 5 bedroomed detached house in need of substantial refurbishment together with consent to construct two houses in the grounds.

**SITUATION & DESCRIPTION**

The property is situated at the end of Dearden Street, just off Todmorden Road A6033 and <sup>1</sup>/<sub>3</sub> mile from the centre of Littleborough.

The area is mainly residential and permission has been obtained to construct two houses overlooking the playing fields adjacent to the site.

The house is in need of substantial refurbishment and comprises a large former parsonage built about 100 years ago of stone and slate with outbuildings and garage.

**ACCOMMODATION** (all rooms sizes are approximate)

*Ground Floor:*

Entrance Hall

Cloakroom

Drawing Room 4.54m into Alcove x 4.06m plus Bay

WC

Hallway 7.02m x 3.17m

Living Room 4.22m x 5.76m plus bay and 1.41m x 4.06m

Dining Room 4.22m plus bay x 5.74m

Breakfast Room 1.80m x 4.01m

Fitted Kitchen 3.95m into alcove x 4.01m

Utility Room 3.33m x 1.49m

Boiler Room 3.33m x 2.38m

*First Floor:*

Landing	8.47m x 3.17m
Master Bedroom	5.91 into alcove x 4.16m
Washroom	4.22m x 3.18m
Bedroom 2	4.22 into alcove x 4.14m
Bedroom 3	4.58m into alcove x 4.05m
Bedroom 4	3.95m into alcove x 4.00m
Bedroom 5	3.32m x 3.53m
Side Landing	
Shower Room	
Separate WC	
Bathroom	

*Second Floor:*

Loft Room	4.56m x 3.21m
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**TENURE**

Freehold subject to the Church Commissioners standard conditions of sale.

**PLANNING**

Outline planning consent No 08/D51187 was obtained in September 2008 for the erection of a pair of semi detached properties, as shown on the attached plan.

**VIEWINGS**

By appointment only through Longden and Cook Commercial 0161 737 0111 or joint agents Ryder & Dutton 01706 356402

**PRICE**

Offers in the region of **£600,000 (Six Hundred Thousand Pounds)**

