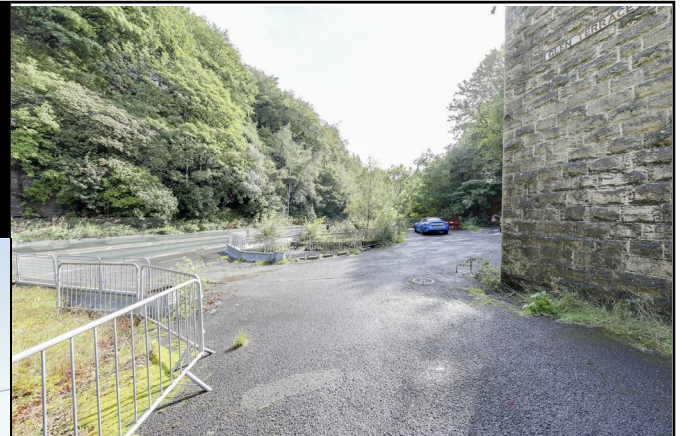




**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Glen Terrace, Waterfoot, Rossendale
- Potential Development Property
- Generous Accommodation Currently Warehousing
- Ample Off Road Parking
- Convenient For Waterfoot Centre & Local Amenities
- Available Now
- NO CHAIN DELAY
- Contact Us To View

**Glenside Works, Glen Terrace, Rossendale, BB4 7BS**

**£295,000**

# Glenside Works, Glen Terrace, Rossendale, BB4 7BS

SIZEABLE DEVELOPMENT PREMISES, CURRENTLY USED AS WAREHOUSING - WITH BRAND NEW ROOF AND RECENTLY SANDBLASTED - EXCELLENT POTENTIAL Subject To Necessary Consents - Available Now, Glenside Works Is A Great Opportunity To Acquire Generous Premises Which Could Offer Extensive Development Potential, Convenient For Waterfoot Centre / BRGS / Etc - NO CHAIN DELAY- Contact Us Exclusively To View!!!



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Glen Terrace, Waterfoot, Rossendale is an opportunity to purchase a development property with excellent potential, conveniently situated close to Waterfoot centre. With ample parking and easy access to all local amenities, including BRGS, the property offers an opportunity to convert / improve / develop, (subject to necessary permissions). Generous accommodation amounting to just over £3,500SqFt, is currently configured over 3 floors, plus some basement space, with scope to reconfigure and/or divide as required. The property also has the additional benefit of being offered for sale with NO CHAIN DELAY.

Internally, the property briefly comprises: Ground Floor Hallway, Reception Rooms 1-6, Inner Hallway, Kitchen Area, Potential WC, first floor Landing off to First Floor Rooms 1-4, second floor Attic Rooms 1-4 and 2x Basement Rooms. Externally, there is ample off road parking too.

Situated in a perfect location for Bacup & Rawtenstall Gramar School, the property is also ideal for public transport access and through-Valley routes, with local amenities within easy walking distance and the Pennine Bridleway passing within a few yards of the property too. This property definitely offers potential and would be an excellent project or redevelopment opportunity which is expected to generate considerable interest - as such early viewings are therefore recommended.

\* Glen Terrace, Waterfoot, Rossendale \* Currently Warehousing, Offering Great Development Scope \* Generous Accommodation Over 3 Floors \* Available Now - NO CHAIN DELAY

## Hallway

Room 1 14'11" x 15'1"

Room 2 15'1" x 11'10"

Kitchen Area 15'1" x 9'2"

## Inner Hall

Room 3 11'10" x 10'10"

Room 4 12'2" x 12'5"

Vestibule 4'9" x 3'11"

Room 5 11'0" x 5'3"

## Potential WC

Room 6 14'11" x 13'0"

## Basement 1

## Basement 2

First Floor Room 1 31'7" x 21'7"

First Floor Room 2 11'9" x 16'2"

First Floor Room 3 14'9" x 20'10"

First Floor Room 4 14'9" x 16'5"

Attic Room 1 15'5" x 10'4"

Attic Room 2 15'5" x 10'4"

Attic Room 3 15'5" x 16'9"

Attic Room 4 14'11" x 7'1"

Land to the side for Parking

## Agents Notes

## Disclaimer

