



# MCDERMOTT & CO

THE PROPERTY AGENTS



## Huddersfield Road , Mossley, OL5 9LA

**£399,950**

Nestled on the desirable Huddersfield Road in Mossley, this investment opportunity presents a remarkable chance for those looking to develop a unique residential property. The site comes with planning permission for conversion to 6 bedroom detached residential dwelling.

This property truly is a head turner with its original features and stunning scenic views that grace the back, offering a picturesque backdrop that is sure to appeal to future residents. The natural beauty surrounding the area enhances the overall charm and desirability of the location, making it an attractive proposition for potential buyers.

With its huge amount of potential, this property is not just a old church; it is a canvas for your vision. Whether you are an experienced developer or a first-time investor, the possibilities are vast. The combination of planning permission and the scenic environment sets the stage for a successful residential project.

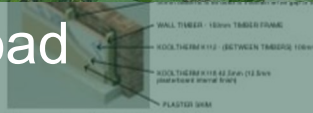
The location benefits from excellent transport links, ensuring easy access to nearby towns and cities, which further enhances its appeal.

This property is a remarkably rare find, providing an exceptional opportunity for those looking to develop a forever home or make an investment.

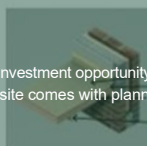
Viewings are highly recommended to appreciate this beautiful building.

### Viewing

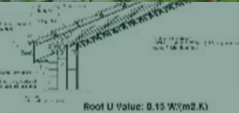
Please contact our Failsworth Office on 0161 688 8474 if you wish to arrange a viewing appointment for this property or require further information.



External wall insulation detail



Ground Floor: Floor detail (only)



Roof Detail

- DEVELOPMENT OPPORTUNITY
- RESIDENTIAL PLANNING PERMISSON
- 6 BEDROOM DETACHED RESIDENTIAL DWELLING
- SCENIC VIEWS TO THE REAR
- SOUGHT AFTER LOCATION
- LARGE PLOT
- HUGE POTENTIAL
- VIEWING IS ESSENTIAL

These drawings are technical documents and should not be reproduced in full or in part without prior consent from Bela Rashid Technical Architecture.

The drawings have been produced for Building Control Purpose ONLY.

This document is not to be used as working drawings any building or construction should be checked by the builder on site prior to work commencing or ordering materials.

Where this document is used to obtain local authority building control approvals, no reliance should be placed upon them and contained herein are not to be used until such approval have been given in full.

It is the client responsibility employs an experienced contractor who has full knowledge and understanding of current good building practice.

|  |                |
|--|----------------|
| Client:<br>Former Abney Church   |                |
| Project:<br>Residential Conversion   |                |
| Project Address:<br>Former Abney Church<br>Huddersfield Road<br>Mossley<br>Tameside<br>OL5 9LA |                |
| Drawing Name:  | Building Sp    |
| Drawing Number:  | A11            |
| Drawing Date:  | 21/4/202       |
| Author:  | N.Shah, B.Rash |

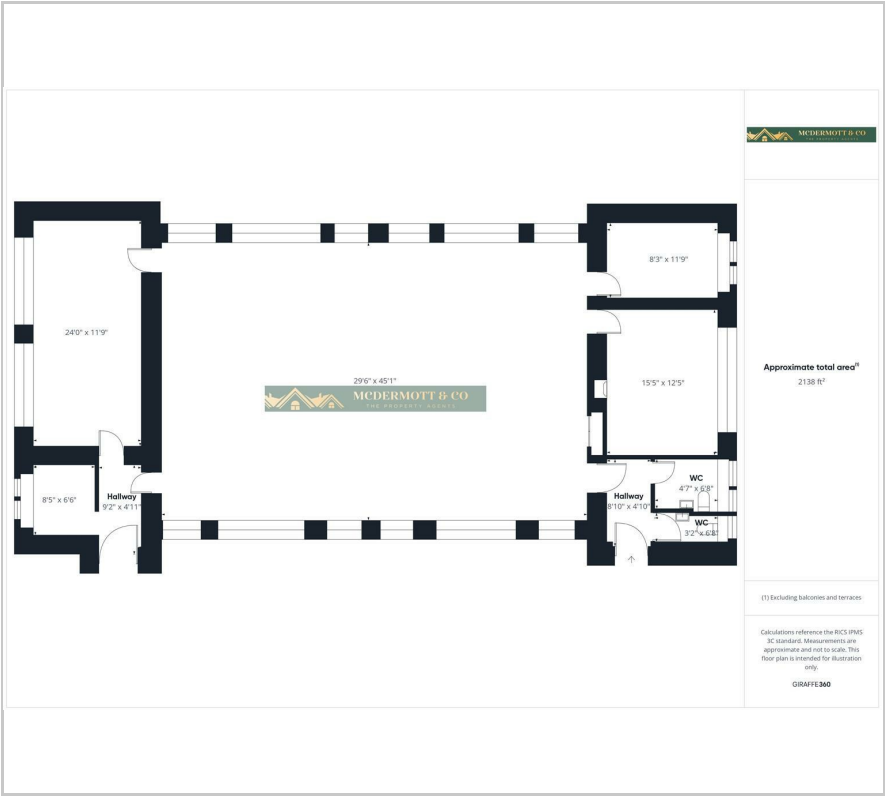
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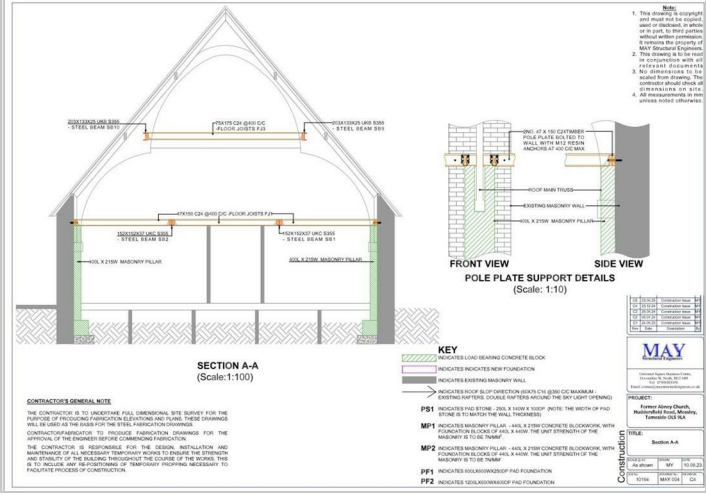
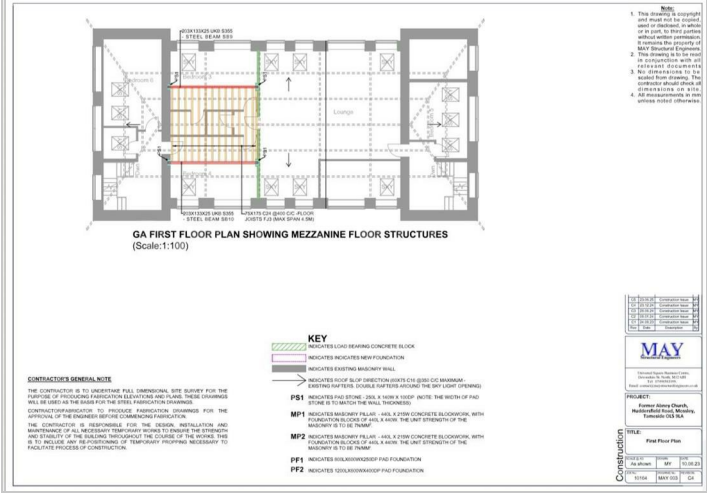
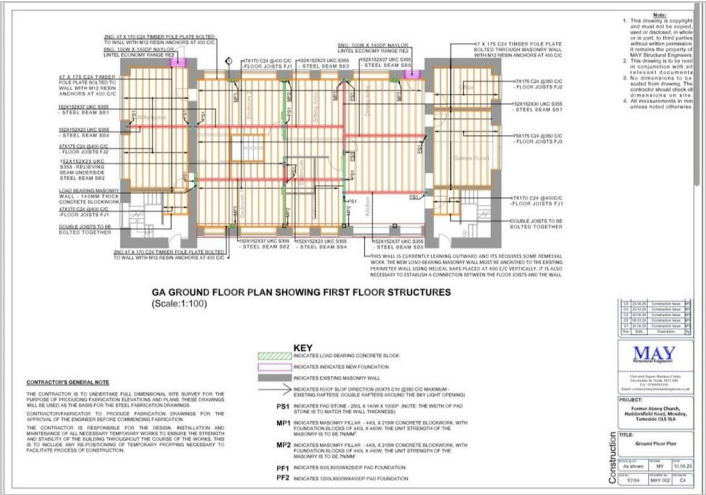
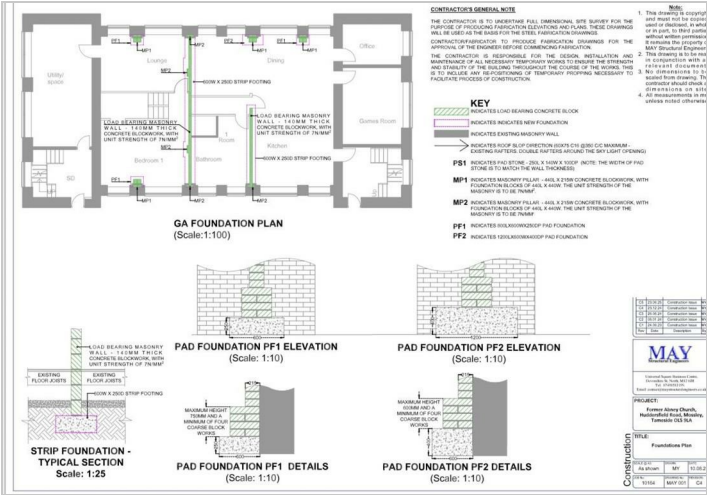
Floor Plan



Area Map



Energy Efficiency Graph



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