



Ashworth Fold Cottages & Barn
Ashworth Fold, Rochdale

No 4 & No 5 Ashworth Fold Cottages & Traditional Agricultural Building

Ashworth Road, Rochdale, OL11 5UP

For Sale as a Whole or in Three Lots
An Investment Opportunity

Guide Price for the Whole: £550,000

LOT 1 - NO 5 THE FOLD - GUIDE PRICE £250,000

Extending to approximately 92 sqm (990 sqft) this two/three bedroom Grade II Listed cottage provides cosy accommodation over two floors including;

Ground Floor: entrance hall; open plan living room with solid fuel stove and galley kitchen

First Floor: two/three bedrooms; house bathroom and separate toilet

Externally there is an attached garage and a small garden to the front of the property with off road parking across the road.

LOT 2 - NO 4 THE FOLD - GUIDE PRICE £200,000

Extending to approximately 65 sqm (700 sqft) this two bedroom Grade II Listed cottage offers individual accommodation over two floors and briefly comprises;

Ground Floor: open living room and galley kitchen

First Floor: two bedrooms and a house bathroom

Externally there is a small garden to the front of the property and offroad parking across the road.

TENANCIES

Both properties are currently let under Assured Periodic Tenancies and generate a rent of £750 per calendar month for No 4 The Fold and £725 per calendar month for No 5 The Fold. The properties are sold with the benefit of sitting tenants but notice can be given if the new owner requires vacant possession. Please note that notice will only be given to the tenants once the vendors are satisfied that the future owners are in a suitable position to complete any agreed transaction.

LOT 3 - AGRICULTURAL BUILDING - GUIDE PRICE £100,000

The semi detached Grade II Listed Cruck framed stone and brick barn offers a ground floor area of approximately 220 sqm (2,370 sqft) and is currently used for agriculture. Subject to appropriate planning consents the barn presents a number of opportunities including continued use in agriculture, storage, workspace or possible conversion to a residential property. Externally there is a small yard to the rear which includes a lean-to structure.



ACCESS

Access to all properties is directly off Ashworth Road. There is a passageway at ground floor level between the No 4 & No 5 The Fold which provides access to the rear doors as well as third party access rights to the detached property at the rear.

SERVICES

The services to the cottages include mains electricity and water. Heating to the cottages is via electric panel and water heaters along with log burning stoves and drainage is to the recently installed shared package treatment plant. There are no services to the barn. None of the services have been tested and Purchasers are advised to make their own enquiries as appropriate.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The properties are sold subject to all easements and rights of way whether mentioned in these particulars or not. Interested parties should note that third party rights that exist to pass through the passageway to the benefit of the property to the rear of the cottages.

TENURE

The two cottages are subject to Assured Periodic Tenancies and are being sold with the benefit of sitting tenants although vacant possession can be requested subject to the vendor being satisfied that the interested party is in a position to complete the sale. The barn is sold freehold and vacant possession will be granted upon completion.

EPC

The properties have an EPC rating TBC

COUNCIL TAX

No 4 The Fold is in Council Tax Band "A" and No 5 The Fold is in Council Tax Band "B". The normal charge for Band "A" properties in Rochdale for 2026/2027 is £1,733.88 and the charge for Band "B" properties for 2026/2027 is £2,022.87.

WHAT3WORDS

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VIEWING ARRANGEMENTS

Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd.

OFFERS AND ENQUIRIES

Offers are invited for any of the lots and the Vendor reserves the right to seek Best & Final Offers at any stage of the marketing process. To make an offer or to raise any queries please speak to David Claxton or Rachel Atkinson on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

rachel.atkinson@wbwsurveyors.co.uk

Particulars prepared June 2026





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These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential. **ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.