

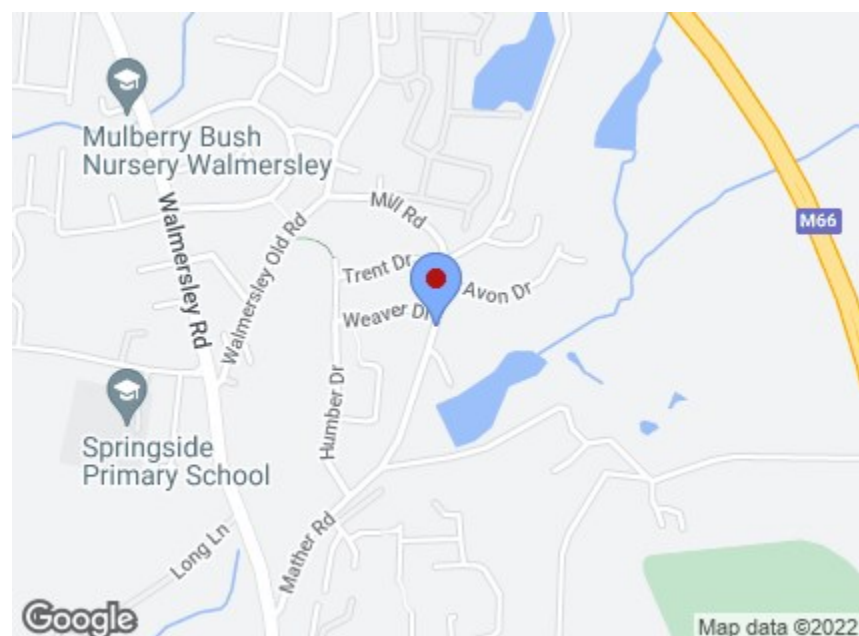


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CHARLES LOUIS

HOMES LIMITED

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Directions

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

Windacre Works Mather Road

Walmersley, Bury, BL9 6RB

Price guide £600,000



- **Development Opportunity, Land For Sale**
- **Planning Application Ref: 64651**
- **Planning Permission For Three Detached Houses**
- **Semi Rural & Waterside Views Close To Ramsbottom & Bury Town Centre**
- **Location Close To Local Amenities & Transport Links**
- **Please Contact James For Further Information.**

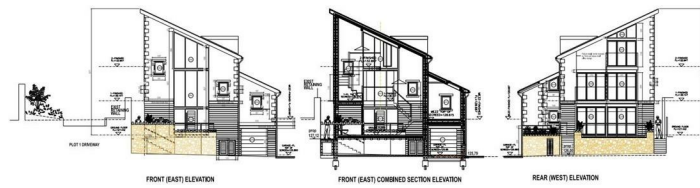
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Windacre Works Mather Road

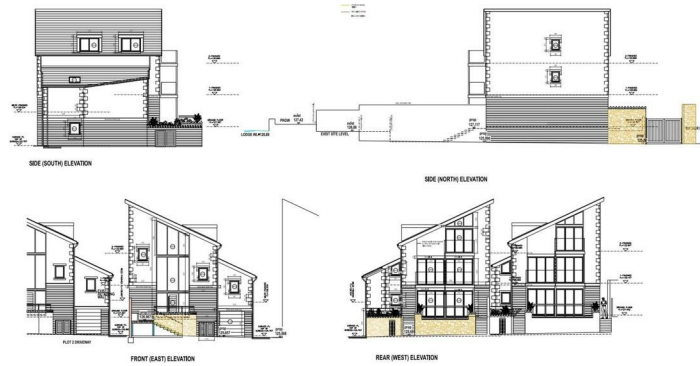
Walmersley, Bury, BL9 6RB

FANTASTIC DEVELOPMENT OPPORTUNITY**LAND FOR SALE WITH PLANNING PERMISSION FOR THREE DETACHED HOUSES**SET IN A DESIRABLE & POPULAR LOCATION**VIEWS OVER COUNTRYSIDE & LAKECharles Louis Homes are please to bring to the market this fantastic development opportunity which has planning permission for three detached houses with rural & waterside views, located close to Ramsbottom & Bury Town Centre. Planning Application Reference Number: 64651. Please contact James Birch on 07821 119583 for further details on Windacre Works.

Plot Sample One



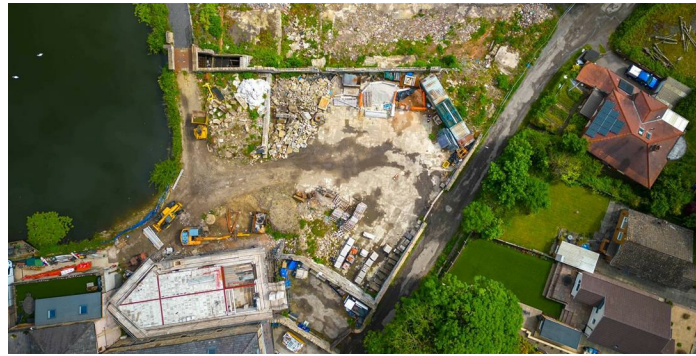
Plot Sample Two



View of Development



Alternative Views



Alternative View



Site View



Alternative View



Views Over Countryside



Views Over Countryside & Lake

