

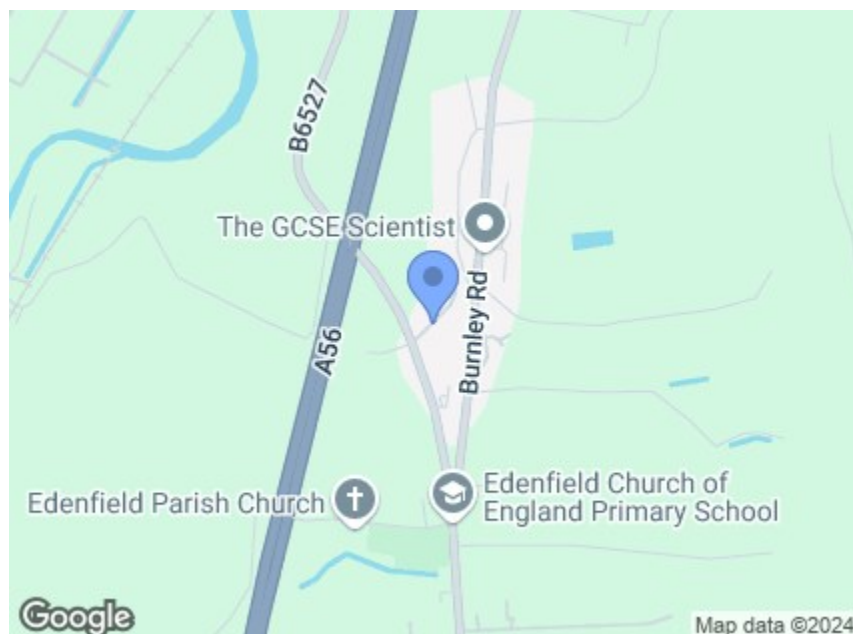


Charles Louis Homes Ltd
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CHARLES LOUIS

HOMES LIMITED

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Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St and turn left onto Ramsbottom Ln/A676. At Edenfield Roundabout, take the 2nd exit onto Bolton Rd N then turn left onto Bury Rd. At the roundabout, take the 1st exit onto Bury Rd/B6527 and continue to follow B6527. Slight left onto Blackburn Rd/B6527. Lastly turn right onto Esk Ave

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	

5 Esk Avenue Ramsbottom, Bury, BL0 0JA

Offers over £500,000



- Prestigious and highly desirable location
- Agreed planning for demolition and build of a 5 bedroom Eco Home
- Submitted plans/ subject to approval for the substantial extension of existing house
- Well established neighbourhood, with a number of large conversions complete
- Plans for the new build can be viewed online under reference 2023/0189 with Rossendale Council
- Plans for the extension can be viewed online under reference 2024/0311 with Rossendale Council

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.

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5 Esk Avenue

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Charles Louis Homes this unique and exciting offering will suit a variety of buyers, and we expect high demand due to its prime location, and its outstanding potential for development and expansion.

The current property has agreed planning for demolition and re-build of an eco home on this substantial site. There is also a second planning application currently under submission for the extension of the current building.

Planning images are of the agreed scheme, more information can be found on the Rossendale Planning reference 2023/0189.

Located between the market towns of Ramsbottom and Rawtenstall, this property is within walking distance of excellent local schools and shops. It offers easy access to Manchester and beyond via public transport and the motorway network.

Planning

Planning images are of the agreed scheme, more information can be found on the Rossendale Planning reference 2023/0189.

Ariel shot of plot



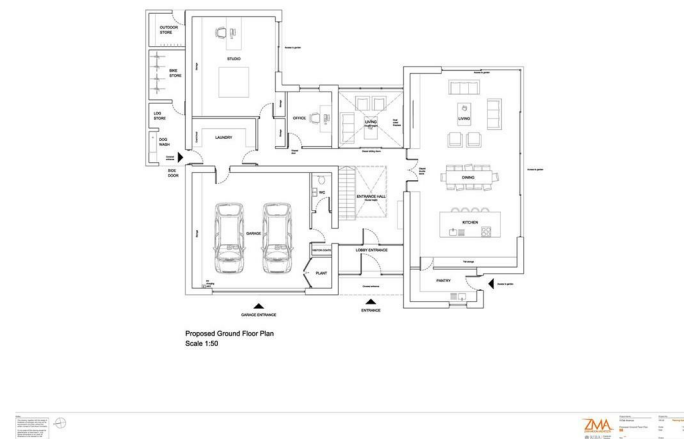
Proposed Site Plan



Proposed Ground Floor



Proposed First Floor



Proposed Elevation

