

# HUNTERS®

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## Castleshaw

Delph, Saddleworth, OL3 5LZ

Offers Over £1,000,000



- SOUGHT AFTER LOCATION
- OVERLOOKING CASTLESHAW ROMAN FORT
- EXCELLENT POTENTIAL
- FARM HOUSE
- LARGE BARN
- 22 ACRES
- GRADE II LISTED BUILDINGS
- BUILDINGS ARE DERELICT
- 2 X COTTAGES

Tel: 0161 669 4833

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Offers Over £1,000,000



Set in approximately 22 acres of scenic and historic countryside, Higher Castleshaw Farm offers a rare opportunity to acquire a piece of Saddleworth's heritage. Nestled in the heart of Castleshaw, this elevated position boasts breathtaking views across the valley, making it a truly special and tranquil location.

A short distance from the Castleshaw Roman Fort, the site sits in an area of significant archaeological and historical interest. The Roman fort, fortlet, and surrounding civilian settlement – uncovered as recently as the 1990s – are designated scheduled monuments, recognised as nationally important and protected for their historic value.

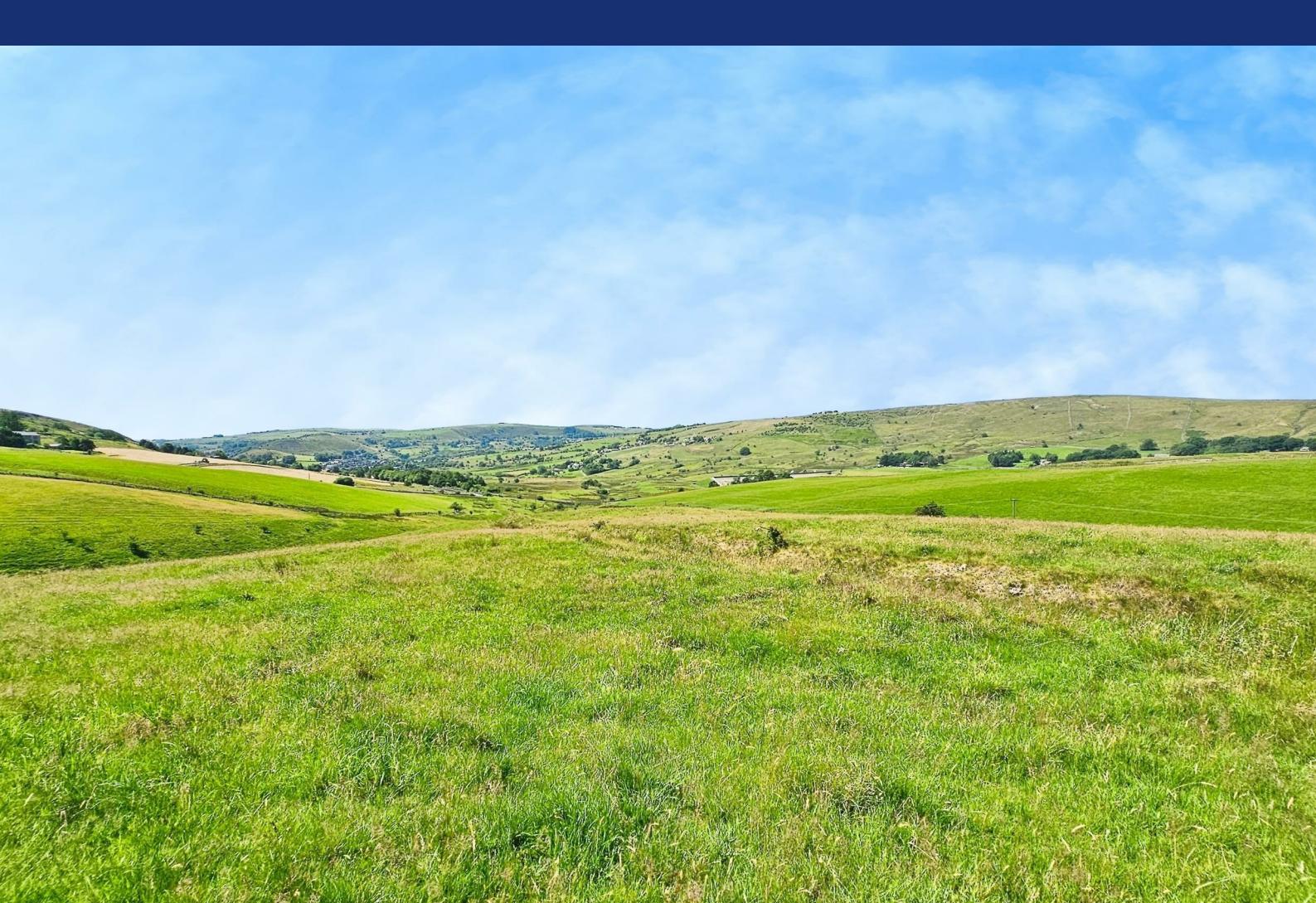
The property includes a collection of Grade II listed stone buildings, comprising a traditional farmhouse, two cottages, and a substantial stone barn. While all currently stand in a derelict condition, they offer tremendous potential for sympathetic restoration and redevelopment, subject to the necessary consents.

This is a rare and exciting opportunity for a buyer seeking a project with historical significance, stunning surroundings, and the chance to create something truly unique in one of Saddleworth's most picturesque and culturally rich settings.





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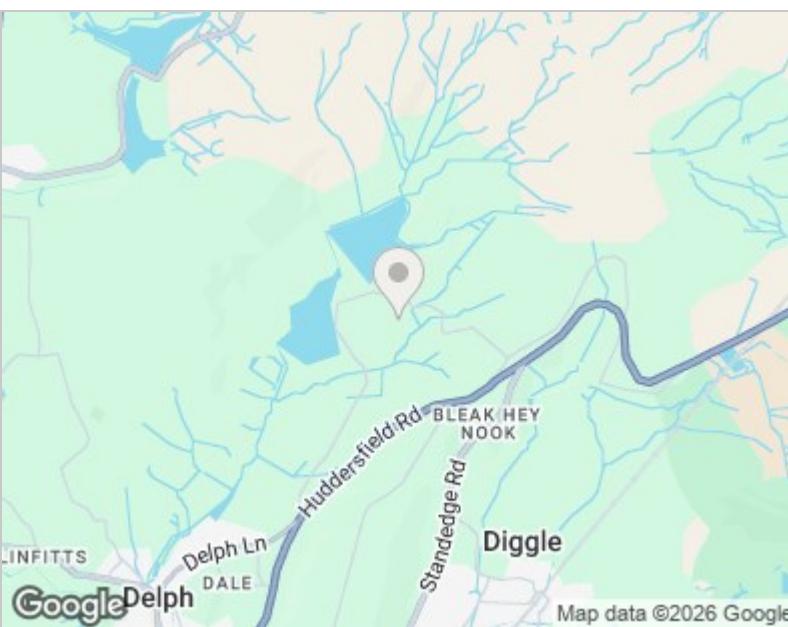
## Energy Efficiency Graph

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

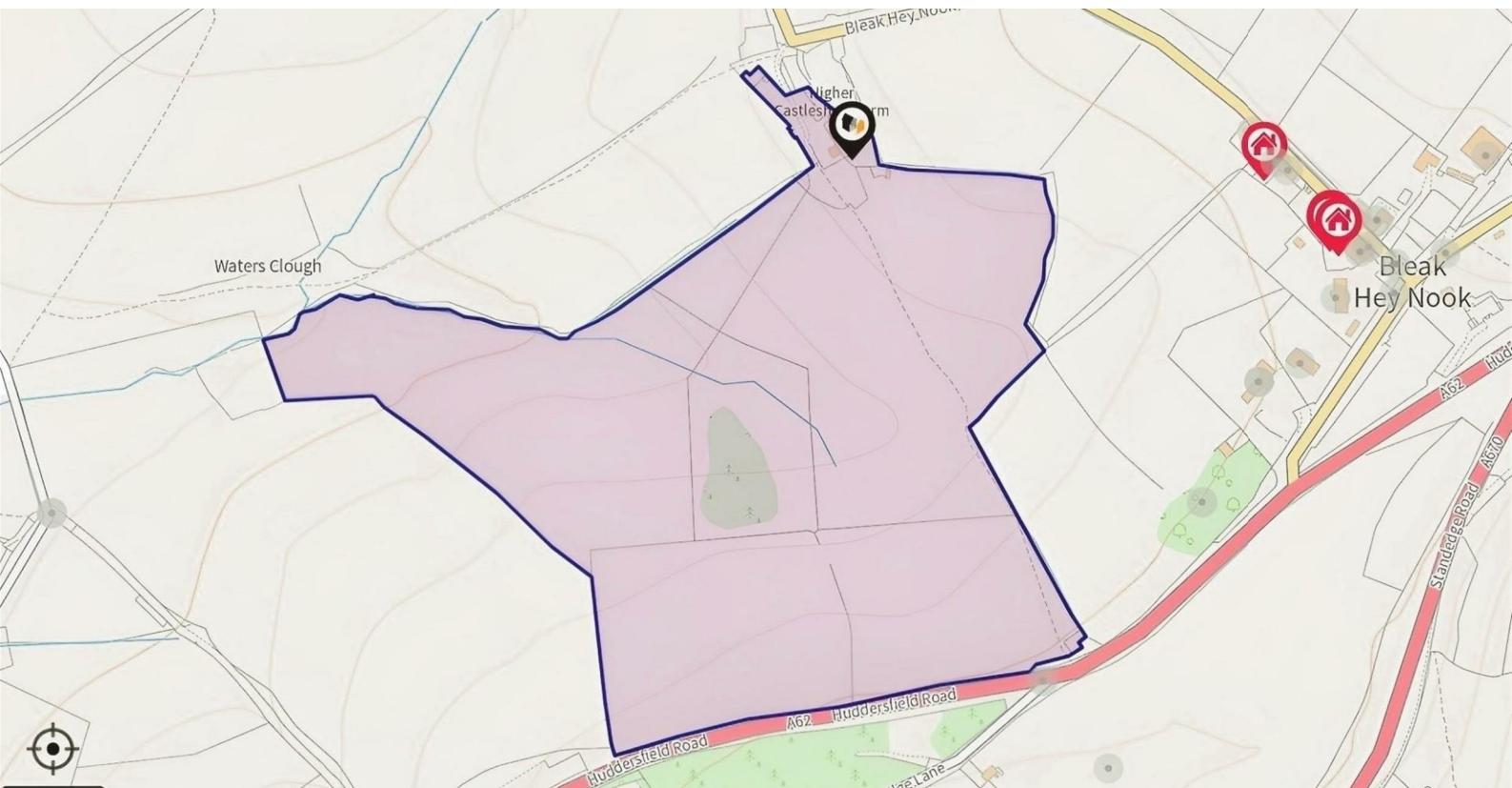
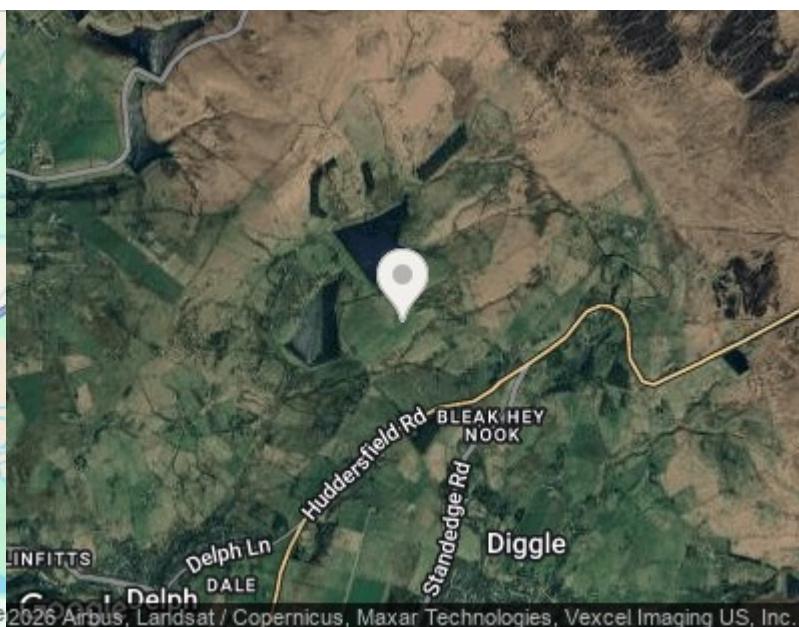
## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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