

other information

LOCAL AREA

Roundhill Farm is well served with local amenities, schools, recreational facilities and shops. Oldham (2 miles away) offers a range of stores, including all the major supermarkets which also deliver to this area (Waitrose, Tesco, Sainsbury's, Iceland). Manchester and Leeds, with the cities' amazing selection of stores, are both within easy reach for a day's shopping, as is the Trafford Centre, 30 minutes away by road. There is an excellent choice of state and independent primary and secondary schools within the area, with public transport links from Waterhead, 1/2 mile from Roundhill Farm. Approximate travelling times to major commuter routes are:

M60, Junction 22 (Hollinwood):	15 minutes
M62, Junction 20 (Oldham):	15 minutes
M62, Junction 22 (Saddleworth):	15 minutes
M6, Junction 19:	40 minutes
Manchester Airport:	25 minutes
Manchester city centre:	15 minutes - train from Mumps station, 2 miles away
Manchester city centre:	25 minutes - road
Leeds:	45 minutes - road
Leeds Bradford Airport:	55 minutes - road

Roundhill Farm is a short distance from the picturesque and historic Saddleworth villages of Delph, Denshaw, Dobcross, Diggle, Grasscroft, Greenfield and Uppermill, and these offer a wide range of recreational opportunities including museums, band contests, music and sports facilities as well as parks and miles of unspoilt countryside walks and outriding on quiet lanes. The area also boasts the recently renovated Huddersfield Narrow Canal, which runs from Manchester through the Ashton Basin and on to Huddersfield through dramatic and spectacular scenery.

Strinesdale Country Park - a spectacular, 50-acre countryside area - is within easy and safe walking distance of the farm, and again offers miles of walking and riding. The area is rich in wild life (a protected Wild Life Area has been set aside within the Country Park), and Roundhill's garden alone is home to at least 20 species of bird, many of which nest in the garden and woodland within Roundhill's grounds (including the swallows, which nest in the stables every year).

SECURITY

The house, garage and barn are independently alarmed. There are various areas of external security lighting and a monitoring system for the stable block.

SERVICES

Mains electricity, mains water and private septic tank. BT telephone and broadband services and excellent mobile phone reception.

HEATING & GLAZING

The house is fully central heated via a Rayburn oil-fired range cooker, which also supplies hot water and cooking. The house is fully cavity wall insulated and double glazing is installed throughout.


Roundhill Farm's Energy Performance rating is on the following page


LOCAL COUNCIL & COUNCIL TAX BANDING

Oldham MBC & Saddleworth Parish Council
Band E

ENERGY EFFICIENCY RATING

As at 29 September 2008. Full details are available from our agents, Rural Scene.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - Lower CO₂</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - Higher CO₂</i>		
England & Wales	EU Directive 2002/91/EC	

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, declared and undeclared. There are two rights of way on the property, but these are distant from the curtilage. Following the decommissioning of Strinesdale reservoirs to make way for Strinesdale Country Park, which has created miles of public rights of way, these have fallen into disuse (although still legally in effect) and pose no inconvenience to the property.

MEASUREMENTS

All measurements given are approximate and for guidance only, with a six-inch tolerance allowed. Prospective purchasers are advised to take their own measurements, especially when ordering furnishings or furniture or other equipment.

TENURE & POSSESSION

Roundhill Farm is freehold, with vacant possession on completion, by arrangement.

PRICE

£699,000

VIEWING

By appointment only, please. If you'd like to come and take a look at Roundhill, please contact our agents, Rural Scene, whose contact details are:

Telephone: 01264 850 700
Fax: 01264 850 447
email: postbox@ruralscene.co.uk:

Rural Scene
 Estate Office
 Collingbourne Ducis
 MARLBOROUGH
 Wiltshire
 SN8 3EH

All particulars and descriptions given in these particulars are given in good faith and, while we believe them to be accurate, must be taken as guidance only and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as a statement of fact and should satisfy themselves of the accuracy of these statements by inspecting the property and making any enquiries they deem necessary.