PALACE AUCTIONS

LONDON



LOT TBC

Land off Lands End Road

MIDDLETON · ROCHDALE M24 4RD

Approximately 0.9 acres of freehold land with its own access and vacant possession on completion, with potential for future development, subject to planning

GUIDE PRICE*

£150,000

*Plus buyer's premium of 2%. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE OPPORTUNITY

Potential development land in Middleton

Approximately 0.9 acres of freehold land in an established residential area of Middleton, with its own access from Lands End Road and Lister Road.

0.9	Freehold	2	6 miles	£150k
ACRES (APPROX.)	TITLE	ACCESS POINTS	TO MANCHESTER CITY CENTRE	GUIDE PRICE

The land

The land lies to the south of an established residential area, reached by a track from Lands End Road and Lister Road, with the River Irk beyond its southern boundary. It is sold with vacant possession on completion. Aerial images show some structures and stored items on part of the site. The auctioneers have not yet inspected the land.

Planning

There is no planning permission, and no planning history is recorded. We are told the land is not in the Green Belt or a conservation area. Because the site is next to the River Irk, buyers must check the flood risk position with the Environment Agency and Rochdale Borough Council.

Middleton is identified for growth in Places for Everyone, the joint development plan for Greater Manchester adopted in 2024. That supports the case for new homes in the area, but any development on this land needs its own planning permission.

LOCATION

Middleton, Greater Manchester

About 6 miles north of Manchester city centre, close to Alkrington Woods Nature Reserve, Middleton Shopping Centre and local schools.

CONNECTIONS

M60
Junction 19 via the A664, for the M62 and M66.

Mills Hill
Northern services to Manchester Victoria and Rochdale.

Buses
Frequent services to Manchester, Rochdale and Oldham.

Town centre
Middleton bus station and shops.

Buyers should check distances and journey times for themselves.

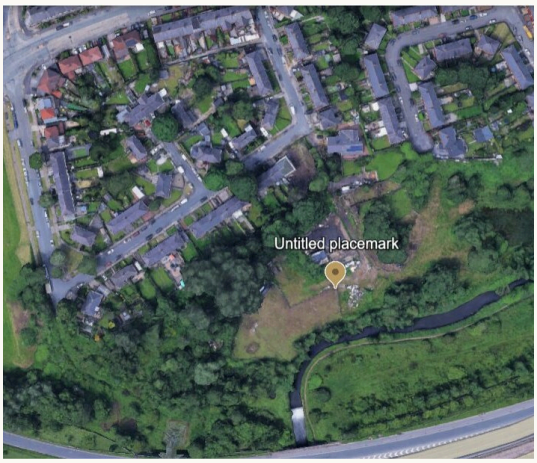
> **Not yet inspected.** Viewing strictly by appointment with the auctioneers.

THE SITE

The site from above



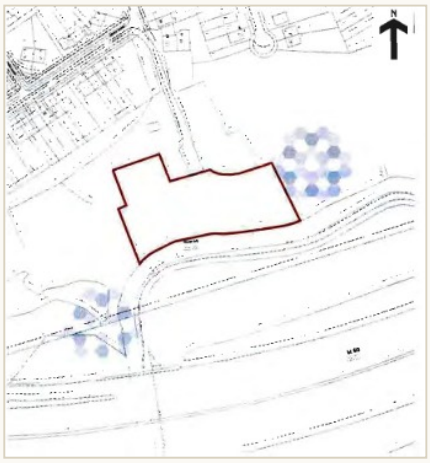
Aerial view. The site is outlined in green, south of Lands End Road and Lister Road, with the River Irk and the M60 beyond. Old footpath markings shown on the source map have been removed.



The site in its setting



The access track and gate



Site plan, edged red

Aerial images and plans are for identification only and are not to scale. The boundary shown is indicative. Buyers must rely on the title plan in the legal pack.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	Land south of Lands End Road, Middleton, Rochdale M24 4RD
PROPERTY	Freehold land with potential for future development, subject to planning
SITE AREA	Approximately 0.9 acres
ACCESS	From Lands End Road and Lister Road
GUIDE PRICE	£150,000*
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange

LEGAL & FEES

Before you bid

TENURE	Freehold
POSSESSION	Vacant possession on completion
PLANNING	No permission and no recorded planning history
LOCAL AUTHORITY	Rochdale Borough Council
INSPECTION	Not yet inspected by the auctioneers
BUYER'S PREMIUM	2% of the purchase price, payable on exchange
LEGAL PACK	From palaceauctions.com
VIEWING	Strictly by appointment with the auctioneers

How to bid

1. **Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
2. **Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
3. **Read the legal pack**, the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
4. **Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
5. **Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Not inspected. The auctioneers have not inspected the land. The site area and description are based on information from the seller and the title. Buyers must inspect the land and satisfy themselves on all matters before bidding.

Planning. No planning permission is in place and no planning history is recorded. Any development needs planning permission from Rochdale Borough Council. Buyers must confirm the Green Belt and conservation area position, and, as the land is next to the River Irk, the flood risk.

Possession. The land is sold with vacant possession on completion. Aerial images show some structures and stored items on part of the site; buyers should check what, if anything, will remain on completion.

Access and ground conditions. Buyers must check the access rights from Lands End Road and Lister Road in the title, and take advice on ground conditions, drainage, services and noise from the nearby M60.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price on exchange. Buyers should also budget for Stamp Duty Land Tax, VAT if applicable, their own legal fees and any finance costs.

Particulars and AML. These particulars are a general guide only and do not form part of any offer or contract. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions and any addendum. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

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