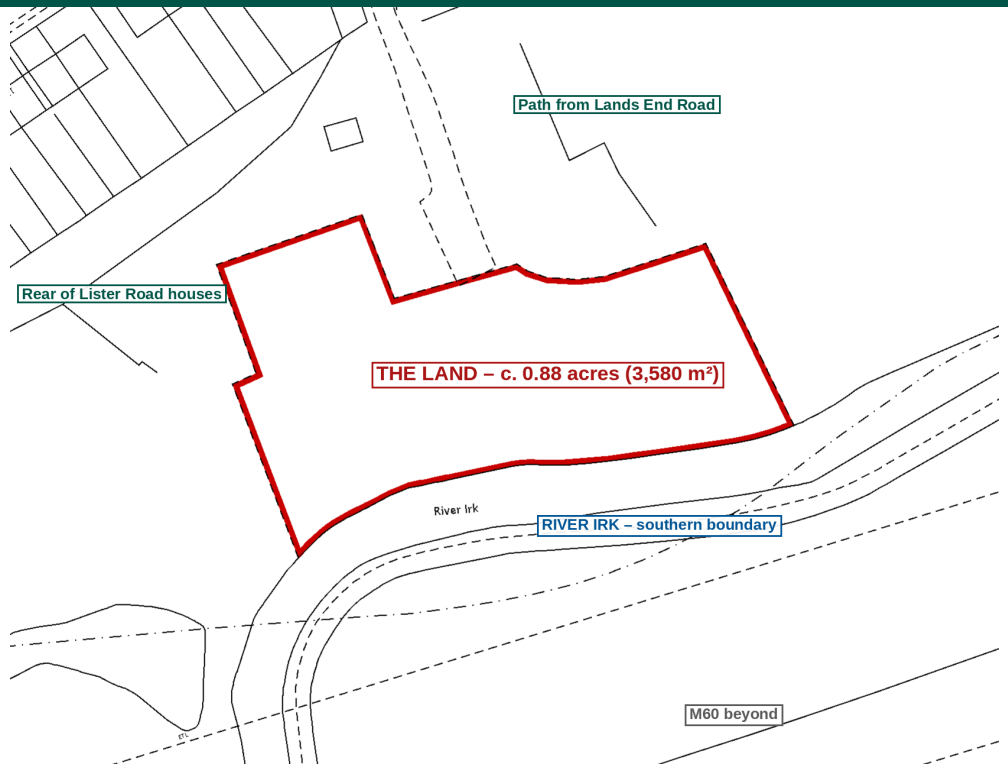
The land edged red – north bank of the River Irk, behind Lister Road, Middleton



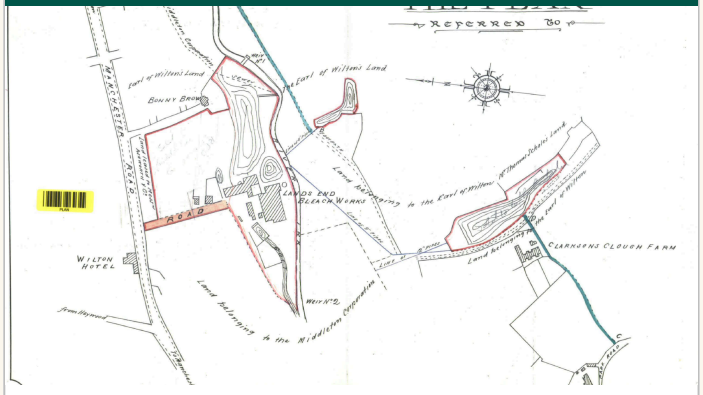
North is at the top. HM Land Registry title plan MAN153513 (official copy, 17 December 2015), annotated by Palace Auctions. The land lies south-east of the Lister Road houses, with the River Irk along its southern boundary and the M60 beyond. The official title plan prevails.

Flood zones over the site (Environment Agency, 26 Oct 2026)



Site boundary (red) drawn on the EA Flood Map for Planning. Dark blue = Flood Zone 3; light blue = Flood Zone 2. See page 2.

1931 conveyance plan – Lands End Bleach Works



The land was part of the former Lands End Works estate, conveyed in 1931 with rights for the works (see notes).

Positioning Statement

Lot 19 · Land at Lands End Road

Middleton, Manchester M24 4RD

The land at a glance

Title	Freehold – MAN153513 ("land lying to the south east of Lister Road, Middleton")
Area	**c. 3,580 m² (0.88 acres)**; c. 0.34 ha scaled on the EA map
Shape	Irregular, c. 100 m east–west and up to c. 55 m deep
Boundaries	River Irk (south); rear of Lister Road houses (north-west); open land and path from Lands End Road (north)
Flood zone	**Flood Zone 3** (high probability) – see page 2
Guide price	**£100,000** plus VAT on the hammer price

Points to note

- **No planning permission**; not allocated for development in the Rochdale Core Strategy.
- **Access:** no registered road frontage. The 1931 rights (a 10 ft footway and cartway to the former reservoirs, pipes, a weir and water abstraction) were granted for the old works – buyers must check what access exists today.
- An informal use agreement (c. £180 a year) is understood to exist – see the legal pack.

How to find the land

1. From M60 junction 19 take the A576 Manchester Old Road towards Middleton.
2. Turn right into **Lands End Road**; at its southern end a path continues towards the River Irk. The land is south-east of the Lister Road houses, on the river bank. View from the path only.

Flood Zone Confirmation · Lot 19 · Land at Lands End Road, Middleton M24 4RD · checked 26 October 2026

Result – Environment Agency Flood Map for Planning

This location is in Flood Zone 3

We drew the boundary of the land on the Environment Agency's **Flood Map for Planning** (flood-map-for-planning.service.gov.uk) on 26 October 2026, centred at about **E 384770, N 404930**. The service returned:

- **Flood Zone 3** – high probability of flooding from rivers. Most of the site is Flood Zone 3, with a small area of **Flood Zone 2** at the north-east edge.
- Flood sources: **rivers (fluvial)** – the River Irk – and **surface water**.
- Surface water: present-day chance of flooding **more than 3.3% (1 in 30) a year**.
- Climate change: the site remains at risk from rivers for 2070–2125.
- A **flood risk assessment (FRA)** would be required with any planning application.

Site boundary on the flood map



Red line: the land as drawn by Palace Auctions from title plan MAN153513 (approximate). Dark blue: Flood Zone 3. Light blue: Flood Zone 2. © Crown copyright and database rights 2026 OS AC0000807064. Environment Agency data.

The EA summary report

This location is in flood zone 3

In your proposed development site there is a risk of flooding from:

- rivers (fluvial)
- surface water

Flood risk assessments

Based on our flood risk data, you need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

What this means for buyers

- **Development:** housing is "more vulnerable" use. In Flood Zone 3 it must pass the sequential test and the exception test under national policy, and is not normally permitted in the functional floodplain (Zone 3b). Rochdale Council's Strategic Flood Risk Assessment will say whether the land is Zone 3a or 3b.
- **Main river:** works within 8 m of the River Irk normally need a flood risk activity permit from the Environment Agency.
- **Likely uses** without major works: amenity, grazing, wildlife or riverside open space.
- Buyers should take their own planning and flood risk advice before bidding.

This confirmation records the Environment Agency's online data at 26 October 2026 for a boundary drawn by Palace Auctions, which is approximate. The data is provided by the Environment Agency without warranty and may change. It does not form part of the contract. Buyers should obtain their own flood risk information, including a Product 4 data request from the Environment Agency (inforequests.gmmc@environment-agency.gov.uk), and read the legal pack.