



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

# CHARLES LOUIS HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouisomes.co.uk](http://www.charleslouisomes.co.uk)



Holthouse Hill End Lane, Rossendale, BB4 7AG

**£60,000**



An excellent opportunity to acquire a well-positioned parcel of land with existing equestrian facilities, available as a separate plot and outlined in blue. Situated within a peaceful semi-rural setting off the desirable Hill End Lane, this versatile space offers strong appeal to equestrian buyers, smallholders or those seeking additional land alongside a nearby residence.

The plot comprises a generous enclosed arena space, currently laid out as a level riding area, together with stabling and a covered structure suitable for storage, tack room use or further adaptation (subject to any necessary consents). The land benefits from a defined boundary and enjoys a private aspect bordered by mature trees, creating a sheltered and practical working environment.

The arena area provides ample space for schooling and exercising, while the existing stable block offers ready-to-use facilities with scope for improvement or reconfiguration depending on individual requirements. The covered barn-style structure also presents potential for hay storage, equipment housing or general agricultural use.

Access is convenient from Hill End Lane, making this an ideal addition for local equestrian users or for those purchasing the adjoining



- Separate parcel of land outlined in blue, available independently from the adjoining residence
- Existing stable block offering ready-to-use equestrian facilities
- Private and sheltered setting bordered by mature trees
- Ideal for equestrian use, smallholding potential or as an addition to the neighbouring Holthouse property
- Enclosed riding arena providing level space for schooling and exercise
- Covered barn-style structure suitable for hay, tack or equipment storage
- Convenient access from Hill End Lane within a desirable semi-rural location
- Tenure - Freehold