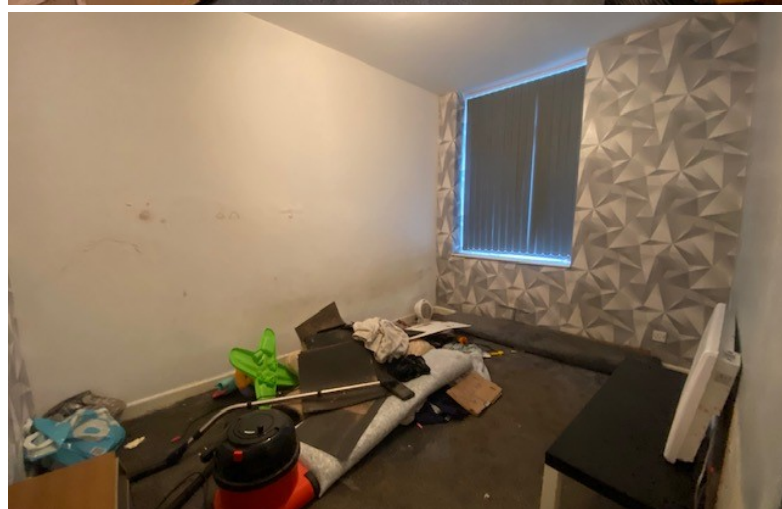




Former CAB Offices, Whitworth Rise,  
Whitworth | Rochdale | OL12 8JL

EDWARD  
**mellor**



TO BE SOLD BY ONLINE AUCTION ON 4TH MARCH 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Whitworth Rise, Whitworth, OL12 8JL.

Detached former Citizens Advice Bureau building partially modernised with a view to creating two flats with lapsed planning for “Change of use from Citizens Advice Bureau to 2 no. Apartments” dated August 2016 reference 2016/0217. On the ground floor are four rooms, kitchen, store room and wc. On the lower ground floor are two rooms, three store rooms and wc. Off road parking for two cars.

\*\* VIRTUAL TOUR COMING SOON \*\*



### Additional Information

Set just off Market Street in the heart of Whitworth Village, the property is situated in an extremely convenient location for access to Bacup and Rochdale town centres and the motorway links.

Being on the doorstep of beautiful open countryside including Cown Reservoir, Brown Wardle and Healey Dell Nature Reserve, the property is conveniently located for excellent local amenities in the village, in addition to being within walking distance of Lobden Golf Course and good local schools such as Whitworth Community High School and Tonacliffe and Our Lady & St Anselm's Roman Catholic primary schools. Vacant possession. We understand that since the interior photos were taken that the property has been cleared but any interested parties should make an appointment to view to satisfy themselves as to this.

### Auction consultant dealing with this property

Chloe Jones

### In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

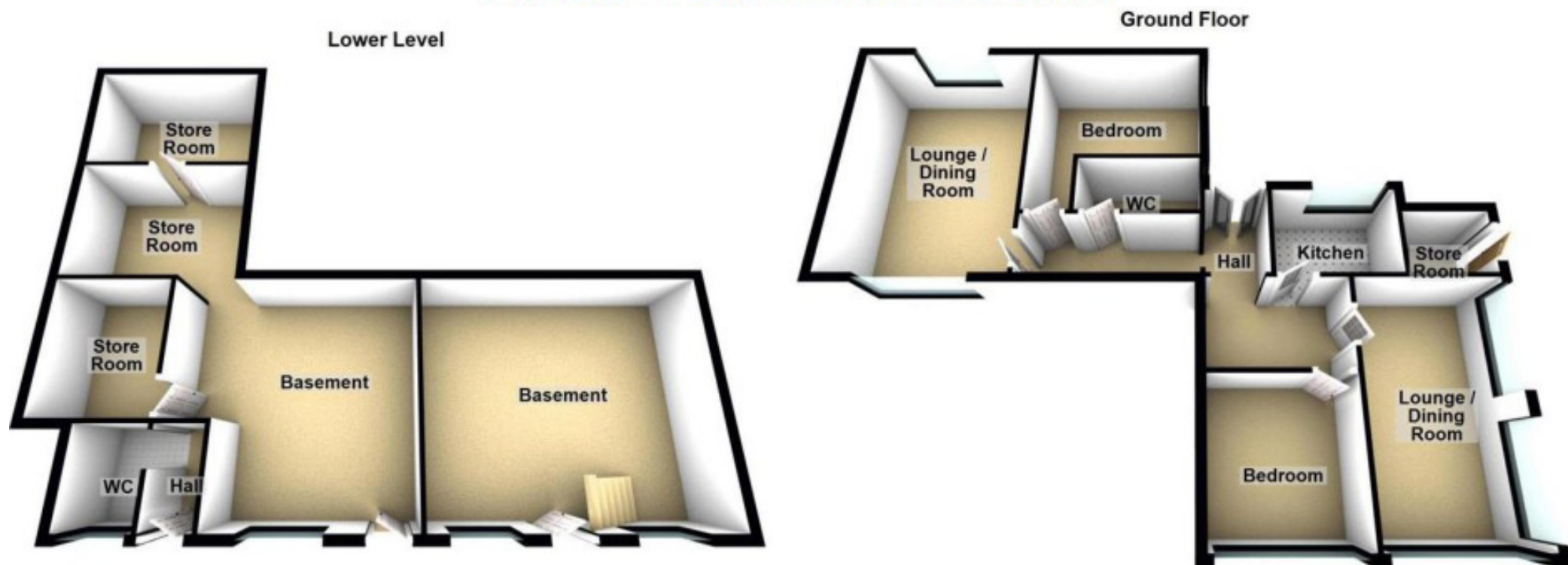
### Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)

## Important Information

## EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*