



For Sale via Informal Tender - Former Highways Depot 0.2 acres with the potential for Development.

Former Highways Depot, Blackrod Bypass, Bolton, BL6 5DS

0.20 Acres (0.08 Hectares)

- Prominent Roadside position
- Excellent transport links
- Suitable for a variety of uses subject to the necessary planning consents
- Close to both Horwich and Blackrod

Description

The former Highways depot extends to circa 0.2 acres of land. Currently there are 3 small workshops located on site. All are in a poor condition and are in need of demolition. The site is significantly overgrown with vegetation. The site has the potential to be developed for either industrial or residential use.

The client is seeking unconditional bids which are not conditional on securing planning consent.

Location

The subject property is located on the A6 Blackrod Bypass. This is a main arterial road with links to Horwich, Bolton, Westhoughton and Chorley. It is also close to Station Road which provides access to Horwich Town Centre via Crown Lane. Junction 6 of the M61 motorway is within a 5 minute drive. Here this provides access to the regional motorway network.

Blackrod Train station is located a short distance from the subject property. Here this provides access to Bolton Town Centre, Manchester City Centre and beyond.

Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the site to extend to 0.08 Hectares (0.2 Acres).

Tenure

Freehold

Price

On application – The client is seeking unconditional bids which are not conditional on securing planning consent.

The property is to be sold via an informal tender process. A Tender form is available on request. The deadline for bids will be 5pm on 23rd April 2021.

Our Client Bolton MBC are not obliged to accept the highest or indeed any offer. The successful Purchaser will have to contribute £1,000 + VAT to the council's professional costs towards the disposal.

Planning Use

Former Highways Depot. The site is suitable for a variety of uses including industrial and residential. It is recommended purchasers undertake their own enquiries with Bolton Planning department.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

We would recommend all interested parties make their own investigations regarding the rating assessment for the property with the VOA

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
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