



## **For Sale via Informal Tender - Land with the potential for Development.**

**8 Frank Street, Bolton, Lancashire, BL1 3HT**

**0.04 Acres (0.02 Hectares)**

- Available by informal tender, deadline for bids 12pm on the 22nd October 2021.
- Suitable for residential subject to the necessary planning consents
- Excellent transport links
- Close to Bolton town centre
- Close to a number of local amenities including schools and community centre

## Description

The land extends to circa 0.04 acres of land and is located on Frank Street, Bolton. The site is currently used as grass land and has a small number of trees located on the site. The site has the potential to be developed for residential use.

## Location

The subject site is located on a prominent corner position at Frank Street and Tennyson Street it is surrounded by residential housing. The subject site is a short drive from the A(666) Blackburn Road and Chorley Old Road.

## Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the site to extend to 0.02 Hectares (0.04 Acres).

## Tenure

Freehold

## Price

The client is seeking unconditional bids at a guide price of £20,000 - £30,000 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 12pm on the 22nd October 2021.

As part of Bolton MBC's land disposal strategy a successful Purchaser will have to contribute 5% + VAT of the purchase price to the sellers costs subject to a minimum fee of £1,750 + VAT. Further information can be found on the tender form.

Our Client Bolton MBC are not obliged to accept the highest or indeed any offer.

## Planning Use

The land is suitable for residential (subject to planning). It is recommended purchasers undertake their own enquiries with Bolton Planning department.

## VAT

VAT may be applicable at the prevailing rate

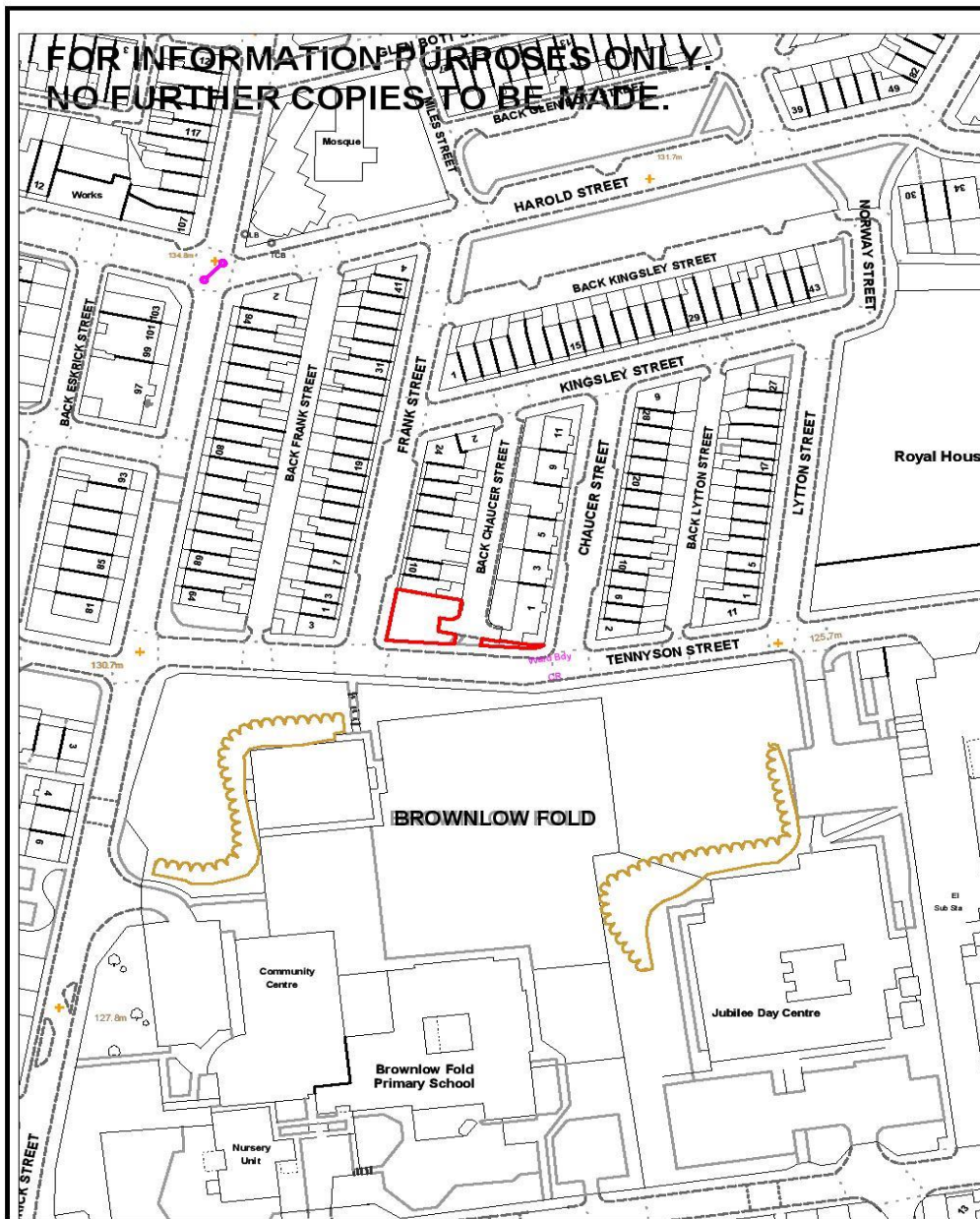
## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030 - 07855773792  
john.fletcher@fletchercre.co.uk



Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.





**FRANK STREET BOLTON  
LAND ADJACENT 8**

Prepared by: JC  
Asset Ref: 30130  
Reference: IC  
Date: 03/04/2020

© Crown Copyright database  
rights 2018 0100019389



DEPARTMENT: PLACE  
SECTION: ASSET MANAGEMENT

N  
↑  
scale  
1:1250