



For Sale via Informal Tender - Land 0.08 acres with the potential for Development.

Land Adj, 244 Chorley New Road, Bolton, Lancashire, BL6 5NP

0.08 Acres (0.03 Hectares)

- Available by informal tender, deadline for bids 12pm on the 22nd October 2021.
- Excellent transport links
- Prominent Roadside position
- Suitable for a variety of uses subject to the necessary planning consents
- Close to Horwich town centre and the Rivington Chase development

Description

The long leasehold interest extends to circa 0.08 acres of land and is located on a prominent position along Chorley New Road. The site is currently used as recreational land and is overgrown with vegetation. The site has the potential to be developed for either commercial or residential use.

Whilst not part of the title there is a substation located next to the site.

Location

The subject site is located on the prominent position of Chorley New Road, which links to Bolton town centre, Horwich town centre and beyond. It also has the benefit of excellent transport links with Junction 6 of the M61 in close proximity. There are a number of local amenities nearby, with Horwich town centre a short walking distance.

Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the site to extend to 0.03 Hectares (0.08 Acres).

Tenure

Long Leasehold on a 999 year lease from May 1894

Planning Use

The land is suitable for a variety of uses including commercial and residential (subject to planning). It is recommended purchasers undertake their own enquiries with Bolton Planning department.

Price

The client is seeking unconditional bids at a guide price of £40,000 - £50,000 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.

VAT

VAT is not applicable

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
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