



For Sale via Informal Tender – Grazing Land.

Land at Half Acre Lane, Bolton, Lancashire, BL6 5LR

3 Acres (1.21 Hectares)

- Available by informal tender, deadline for bids 12pm on the 29th October 2021
- Large open grazing Land
- Suitable for leisure and recreational uses
- Protected Open Land

Description

The subject site provides a large rectangular 3 acre plot of land currently used as grazing land. It is accessed off Half Acre Lane which is an unadopted highway.

The site is bound to the North by Blackrod Park and the rear gardens of the houses fronting Vicarage Road. Half Acre Lane is to the East of the Site. To the South of the site is bound by open fields and to the West is Blackrod Cricket Club. Overall it is surrounded by a mix of residential occupiers, recreational and sports facilities and agricultural land.

Location

The subject site is accessed via Half Acre Lane, on the periphery of the Blackrod urban area. Half Acre Lane is accessed via Vicarage Road, which connects on to the A6 Manchester Road. The site has good transport links as it is a short distance from Blackrod Bypass and can access Junction 6 of the M61 within a 10 minute drive. Blackrod Train Station is circa 1 mile from the subject site.

Accommodation

We have measured the site via Ordnance Survey (Promap) and understand the site to extend to 0.03 Hectares (3 Acres).

Tenure

The site is available on a 999 year lease with a restrictive covenant in place that limits the use to agricultural or recreational use only.

Planning Use

The land is classified as protected open land and is currently used as grazing land.

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 29th 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

Viewing

The site can be viewed externally all enquiries via sole agent Fletcher CRE

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