



For Sale via Informal Tender – Land at Chorley Road 0.05 acres

Land at , Chorley Road, Bolton, Lancashire, BL6 5JY

0.05 Acres (0.02 Hectares)

- Potential for development
- Close to both Horwich and Blackrod
- Excellent transport links
- .Rural outlook
- Available by informal tender, deadline for bids 12pm on the 22nd October 2021

Description

The subject site is circa 0.05 acres of land. The site is significantly overgrown with vegetation and on the periphery of the Greenbelt. The site has the potential to be developed residential use subject to planning.

Location

The subject property is located on Chorley Road, close to the junction which meets with Blackrod bypass By. Here the road links to Horwich, Adlington, Westhoughton, Bolton and Chorley. It is also close to the centre of Blackrod Village. Junction 6 of the M61 motorway is within a 10 minute drive.

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 0.02 Hectares (0.05 Acres).

Tenure

Freehold – We would recommend purchasers make their own investigations in this regard.

Price

The client is seeking unconditional bids at a guide price of £10,000 - £15,000 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 subject site may be suitable for a single residential dwelling, although it is located close to the greenbelt. It is recommended purchasers undertake their own enquiries with Bolton Planning department.

VAT

VAT is not applicable

Viewing

The site can be viewed externally any enquiries to be made via the sole agent Fletcher CRE
John Fletcher
01204 221 030 - 07855773792
john.fletcher@fletchercre.co.uk



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