



For Sale via Informal Tender - 0.08 acres of Land

Land at James Street, Bolton, Lancashire, BL5 2EB

0.08 Acres (0.03 Hectares)

- TENDER DEADLINE 12pm on the 29th October 2021
- Prominent Roadside position
- Walking distance to Westhoughton train station and close to Westhoughton town centre
- Suitable for a variety of uses subject to the necessary planning consents
- Excellent transport links

Description

The land extends to circa 0.08 acres of land and is located on a prominent corner position along Church Street and James Street, Westhoughton. The site is currently grass land and provides a drop down curb for access on to the subject land. The site has the potential to be developed for either commercial or residential use.

Location

The subject site is situated on the corner of Church Street and James Street, Westhoughton, Bolton. The land is parallel to Westhoughton train station and opposite Darbys garden centre.

Accommodation

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

Tenure

Freehold

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.

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.

VAT

VAT is not applicable

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030 - 07855773792
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